



AGENDA

Regular City Commission Meeting

6:00 PM - Thursday, August 5, 2021 – Community Building
601 Northshore Drive

INVOCATION: REV. CHRIS LIKELY, SPEAK THE TRUTH MINISTRIES

PLEDGE OF ALLEGIANCE: COMMISSIONER COBB

CALL TO ORDER

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

1. AGENDA UPDATE
2. APPROVAL OF MINUTES
 - 2.1 June 16, 2021 - City Commission Workshop
July 15, 2021 - Regular City Commission Meeting
[Staff Report #21-0212 - Html](#)
[06-16-2021 CC Workshop MIN - For Approval](#)
[07-15-2021 CC MIN - For Approval](#)
3. PRESENTATIONS
 - 3.1 Update on City Commission-approved developments and other projects in process and breakdown of Community Redevelopment Agency expenditures and projects
[Staff Report #21-0210 - Html](#)
4. AUDIENCE TO BE HEARD
5. CONSENT AGENDA
 - 5.1 Resolution Number 21-49: Approving Edward Byrne Memorial Justice Assistance Grant
[Staff Report #21-0200 - Html](#)
[Staff Report - Byrne Grant Resolution 21-49](#)
[Resolution 21-49 re Byrne Grant](#)
 - 5.2 Resolution Number 21-53: Approving a Memorandum of Understanding with LifeStream Behavioral Services LLC
[Staff Report #21-0214 - Html](#)
[MOU between EPD and Lifestream](#)
[Mobile Crisis Response Service \(002\)](#)
[BJA Connect Protect Grant Breakdown](#)
[Resolution No 21-53](#)
 - 5.3 Resolution Number 21-54: Approving change order and budget amendment for Umatilla Wastewater Interconnection Project
[Staff Report #21-0198 - Html](#)
[Resolution No. 21-54 Staff Report](#)
[Resolution No. 21-54](#)
[Resolution No. 21-54 Staff Report Attachments](#)

- 5.4 Resolution Number 21-58: Approving a revised assignment of the Developer's Agreement and first amendment to the Developer's Agreement with Redtail Club Services, LLC

[Staff Report #21-0213 - Html](#)

[Resolution No 21-58](#)

[Assignment of Developer's Agreement](#)

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

- 6.1 Resolution Number 21-50: Preliminary Subdivision Plat - Orange Ave Townhomes

[Staff Report #21-0203 - Html](#)

[Community Meeting Summary](#)

[Resolution No. 21-50](#)

[Staff Report Resolution No. 21-50](#)

- 6.2 Resolution Number 21-51: Conditional Sign - Lulu Candles 1361 Cobb Drive

[Staff Report #21-0204 - Html](#)

[Staff Report Res. No. 21-51](#)

[Communication Regarding Sign Regulations and Sign Permit Req](#)

[Resolution No. 21-51](#)

- 6.3 Resolution Number 21-52: Approving City participation in Florida Memorandum of Understanding pertaining to opioid epidemic

[Staff Report #21-0199 - Html](#)

[Resolution 21-52](#)

[Res 21-52 Exhibit A](#)

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

[Staff Report #21-0205 - Html](#)

[Staff Report Res. No. 21-55](#)

[Resolution No. 21-55](#)

[BTR App & Supporting Docs 2601 E Orange Ave](#)

[Ordinance No. 21-07](#)

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

[Staff Report #21-0206 - Html](#)

[Staff Report Res. No. 21-56](#)

[BTR App & Supporting Docs 256 W CR 44](#)

[Resolution No. 21-56](#)

[Ordinance No. 21-07](#)

- 6.6 Resolution Number 21-57: Textile Recycling Collection Bin at 905 North Hwy 19

[Staff Report #21-0207 - Html](#)

[Staff Report Res. No. 21-57](#)

[BTR App & Supporting Docs 1905 N SR 19](#)

[Resolution No. 21-57](#)

[Ordinance No. 21-07](#)

SECOND READING

- 6.7 Ordinance Number 21-11: Voluntary Annexation of property located at the northeast corner of Fish Camp Road and Grand Island Shores Road
Ordinance Number 21-12: Comprehensive Plan Amendment for property located at the northeast corner of Fish Camp Road and Grand Island Shores Road
Ordinance Number 21-13: Design District Assignment for property located at the northeast corner of Fish Camp Road and Grand Island Shores Road
[Staff Report #21-0202 - Html](#)
[Staff Report Ord. Nos. 21-11 21-13 21-14](#)
[Ordinance No. 21-11 Annexation](#)
[Ordinance No. 21-12](#)
[Ordinance No. 21-13 Design Dist](#)
- 6.8 Ordinance Number 21-21: Annual update of the Five-Year Capital Improvement Element of the Comprehensive Plan Fiscal Year 2022-26
[Staff Report #21-0201 - Html](#)
[Staff Report - CIP-CIE Ord 21-21](#)
[Ordinance No. 21-21 CIP Acceptance](#)

FIRST READING

- 6.9 Ordinance Number 21-10: Comprehensive Plan Text Amendment
[Staff Report #21-0208 - Html](#)
[Ord. No. 21-10 Staff Report](#)
[Exhibits A thru I Clean Copy 7-29-21](#)
[Exhibits A thru I Redline-Strikethru 7-29-21](#)
[Exhibit K Map 19 Proposed for Deletion](#)
[Exhibit J 2035 Future Land Use Map](#)
[Ordinance No 21-10 Comp Plan Text Amend](#)

7. FUTURE AGENDA ITEMS

8. COMMENTS

- 8.1 City Commission
8.2 City Manager
8.3 City Attorney
8.4 Mayor

9. 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: August 5, 2021
RE: JUNE 16, 2021 - CITY COMMISSION WORKSHOP
JULY 15, 2021 - REGULAR CITY COMMISSION MEETING

Introduction:

This item is for consideration of the minutes of the June 16, 2021, City Commission workshop and the July 15, 2021, regular City Commission meeting.

Attachments:

[06-16-2021 CC Workshop MIN - For Approval](#)

[07-15-2021 CC MIN - For Approval](#)

Reviewed by:



MINUTES

City Commission Workshop

5:00 PM - Wednesday, June 16, 2021 - City Hall

CALL TO ORDER: 4:00 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. WORKSHOP ITEM

1.1 Review of Comprehensive Plan Text Amendment (2021-CPT-01)

Lori Barnes, Development Services Director, clarified that the amendments proposed are to address the entire City and are not intended to address one specific portion of the City. She noted that the amendments were originally discussed at the January Commission Retreat. She reminded the Commission that they discussed at that time the elimination of the Rural Residential and Agricultural land use designations, corrections to future land use designations in areas where there was some non-conformances and removal of Map #19 due to inconsistency with the Comprehensive Plan. She commented on the amount of duplicative language between elements and the issue of language being different between elements. She explained the possibility of litigation based on those inconsistencies.

Ms. Barnes reviewed the intent of the amendment to provide for and insure municipal densities and intensities thereby discouraging urban sprawl which is the expansion into the true rural areas outside the periphery of the Eustis urbanized area. She added the intent is also to improve the internal consistency of the Comprehensive Plan and consistency between the Comprehensive Plan and Land Development Regulations (LDRs).

Ms. Barnes stated that the presentation is not intended to address all of the proposed amendments but to provide an overview. She asked that if they have concerns regarding a specific amendment to please stop her and ask her to explain that amendment. She noted that the State legislature recently passed a bill requiring comprehensive plans to include a property rights element; therefore, staff included an additional element for property rights utilizing the suggested language in the legislation. She stated the final amendment would be to the Future Land Use Map Series. She then reviewed the first amendment stating that it is intended to eliminate unnecessary administrative policy provisions, duplicative and unnecessary language and updated references. She explained that the Comprehensive Plan is intended to be a broad-based document including goals and policies with the specifics to be implemented through the Land Development Regulations. She indicated that no waivers can be granted to the Comprehensive

Plan only to the Land Development Regulations to address particular or peculiar site conditions. She compared the size of the City's Comprehensive Plan to Tavares' and Mount Dora's noting that Mount Dora's only has 99 pages with one map.

Ms. Barnes discussed the elimination of Map #19 which is the Eustis - Lake County Joint Planning Area Map and to eliminate language in the future land use map element which references Map #19.

The Commission asked why Map 19 was included and why it is being eliminated with Ms. Barnes explaining that a prior administration had the map included; however, it is labeled draft. She indicated that she has no knowledge of any particular discussions between the City and the County as to what that map contains. She stated that it is not required to be included in the Comprehensive Plan under state law.

The Commission asked how long it has been included and Ms. Barnes responded it has been included since 2009 when the City Commission rewrote the entire Comprehensive Plan and Land Development Regulations following the 2005 moratorium. She confirmed that, even though it is marked draft, it is still a legal, binding document as long as it stays in the Comprehensive Plan. She indicated she had searched for minutes or other documents pertaining to the map. She stated the City has its future land use map and the County has their proposed future land use map. She added that she has no way of knowing if the land uses shown on the County map were specifically agreed upon by the City Commission other than by adoption of the comprehensive plan. She stated the County's map does not say "draft" and has since been updated.

Ron Neibert, City Manager, explained the City has not relied on the map but on the other provisions of the Comprehensive Plan which is the reason for removing it due to conflicts between the map and other provisions of the plan. He stated that the map shows the County land uses that existed in 2009; however, the County has since amended their land use districts throughout the County and this map probably does not accurately reflect existing land use districts. He emphasized that it conflicts with other portions of the plan. He indicated staff's belief that the intent was to only include the City specific maps and that Map #19 was strictly a reference.

Ms. Barnes explained that in 2015 the City amended the Comprehensive Plan and all of the maps were not designated prior to that time as either regulatory or nonregulatory. The change at that time indicated that only Map #1 and Map #19 were regulatory in nature and all of the other maps were not regulatory but only for reference. She presented Map #19 noting the City limits are grayed out and stated the County's proposed future land use for the unincorporated properties within the City's joint planning area are shown. She further explained that the City's joint planning area consists of the area established in 1987 where the City and County agreed that those properties should eventually be within the City limits and the City should provide public services. She indicated that Lake County's future land use map classified much of the undeveloped, unincorporated area within the City's joint planning area as Urban Low with an R-1 zoning or as Rural Transition which allows, at a maximum, 1 unit per acre with 50% open space through a Planned Unit Development. She further stated that, where an R-1

zoning is applied, the R-1 zoning in the County code defines R-1 as providing a transition between Agricultural and Conservation areas in the more urban residential communities. The edge condition is discussed under Rural Transitional; however, it is two miles from the City's joint planning area boundary. She further reviewed the various segments of the map and compared with the City's uses. She emphasized that a municipality should have municipal densities and the transition should begin at the true edge, not two miles from the City's boundary. She added that the most important issue is that Map #19 is inconsistent with the City's future land use element appendix.

Ms. Barnes commented on how properties are assessed and explained how the land use and design districts are used to ensure a property has the appropriate density and use. She emphasized that a Suburban Residential land use designation does not automatically grant a property owner 5 units per acre due to other regulations that may limit the density. She stated that eliminating Map #19 would help the City comply with Florida statutes in discouraging urban sprawl. She stated that municipalities are intended to be denser by design to minimize the unplanned spread of development in the true rural areas. She indicated that the City's JPA has been in place for 34 years and the City's growth cannot be considered unplanned or rapid.

The Commission asked, if the County updated their map, how does that affect the City and both Ms. Barnes and Mr. Neibert stated that it does not. Further discussion was held regarding how Map #19 became included in the plan.

Mr. Neibert further explained there are currently two maps included in the plan - the City's own land use map and Map #19 and they are in conflict. He stated Map #19 has no value to the City as it does not represent the true intent of the City in terms of its growth patterns and densities. All it does is create confusion and conflict. He stated the true intent of the Commission is what is represented in the balance of the plan.

Ms. Barnes added that Map #19 is based on the County's regulations and the County's vision. Eustis' vision is contained within the other provisions of the Future Land Use Element. She provided an example of how a subdivision could be developed under the City's regulations noting that the County does not require park space to be incorporated into a subdivision. The developer, while meeting all regulations, is able to achieve a density of 3 units per acre; however, Map #19 shows it can only be allowed 2.5 units per acre. The City Commission approves the development and then it gets challenged in court because it does not comply with Map #19.

The Commission discussed whether or not staff has been able to find anything in the minutes showing why Map #19 was included with Ms. Barnes indicating she has researched it and cannot figure out why it was included. She further stated that state statute does not require a County land use map to be included in a city comprehensive plan. The Commission questioned what the County uses their land use map for with Ms. Barnes explaining they use their own land use map, not Map #19, to govern development in unincorporated Lake County that cannot be annexed into a city.

Mr. Neibert stated that the County does not have in their comprehensive plan a

land use map showing the City's future land uses within the JPA. He stated his belief that none of the other cities have a similar map within their comprehensive plans.

Further discussion was held regarding the differences between the City's future land uses and the County's land uses and zoning districts and how the regulations may be applied differently depending on the site. Discussion was also held regarding how or why Map #19 was included.

Mr. Neibert stated the Commission has two choices: 1) Either remove Map #19; or 2) Leave it in and change the entire rest of the Comprehensive Plan so that they are consistent or the City is possibly headed toward litigation. He noted a development just approved by the County on Apiary Road that the allowed 3 units per acre, septic tanks, 60% impervious surface and no emergency access. He noted the City would only have allowed 40% impervious surface.

At 4:35 p.m., City Clerk Mary Montez called Commissioner Karen LeHeup-Smith to bring her into the meeting via telephone who indicated she had been listening via the livestreaming.

Ms. Barnes summarized that Map #19 is proposed for elimination from the Comprehensive Plan as it is not required to be in the Comprehensive Plan per Florida Statute Chapter 163 and it is inconsistent with the City's Future Land Use Element and Future Land Use Element Appendix and is clearly causing confusion and conflict.

Clarification of Rural Development Pattern

Ms. Barnes reviewed Goal FLU 4: Rural Development Pattern. She reviewed the proposed changes to the section explaining that a city is intended to be developed at a higher intensity and that true rural areas are outlying the periphery of the Eustis urbanized area. She acknowledged that there are areas of the City that may feel rural but when they are only two or three miles from the downtown urban core, that is not truly rural. She indicated there are only two properties within the City that have agricultural land use designations. One is a single family residence with orange trees and the other has no agricultural use at all. She noted that most of the cities around Eustis do not have an agricultural land use. She indicated that the City does have an allowance for conditional use permits for agricultural uses within the other land use districts. She added that it does not affect an owner's agricultural use for taxation purposes.

Ms. Barnes then reviewed the proposed amendments to the Future Land Use Element Appendix as follows: 1) Update impervious surface area maximums for residential development and add a footnote for consistency with the LDRs; 2) Amend the Mobile Home (MH/RV) land use to clarify the difference between mobile homes versus manufactured; and 3) Eliminate the Rural Residential and Agricultural land use designations as previously discussed by the Commission in January.

Ms. Barnes reviewed Table A-3.1 showing the future land use designations and noting that Rural Residential and Agricultural were stricken. She stated that the Suburban Residential allows up to five dwelling units per acre; however, under that

designation development of one unit per acre could still be accomplished. She indicated that would be particularly in areas with significant natural resources or that are in wellhead protection areas, high recharge areas or are on a lake. She noted that the City has provisions that limit impervious surface area to 3,000 sq.ft. per acre if the slope is 15% or more and to 4,500 sq.ft. per acre if the slope is 10 to 15%. She emphasized that lakefront development may well develop at only 1 unit per acre. She cited everything included in impervious area. She stated another change is an increase in the impervious surface area from 40% to 50% and reviewed impervious surface ratios for surrounding cities. She commented that the City's maximum impervious surface area requirements do put the City at a disadvantage. She reviewed additional limitations the City places on properties with proximity to a wellhead or are in the Wekiva Study area. She commented on the County-approved development on Apiary Road which is in a high recharge area and which discharges into Lake Yale which is an impaired water body. She indicated staff met with the developer regarding the possibility of a development agreement to provide sewer to the development. She stated the City has sewer in proximity however not within the 1320 feet that would mandate connection.

The Commission questioned what would happen if they later wanted to annex with Ms. Barnes indicating it would already be developed so the City could not require them to make any changes.

Mr. Neibert responded that eventually the septic tanks in the subdivision will go bad and then the City will have hopefully extended the sewer lines by then. He indicated at that point they will want the City to provide sewer but the extension of the line would have been at City expense instead of theirs.

Ms. Barnes explained that a development within 1320 feet is mandated to connect to central sewer; however, the subject property is 1400 feet from the sewer line.

Ms. Barnes explained the addition of a footnote that refers to the application of impervious surface area and open space requirements. She stated it is in the Land Development Regulations but it is not in the future land use element table which creates a conflict between the Comprehensive Plan and the Land Development Regulations.

Ms. Barnes then reviewed the various residential designations within the City and the need to provide cost effective public services. Best management practices for planning talk about, and the health department allows, densities up to 4 units per acre when water and sewer are lacking. Provision of public services do warrant higher densities. She then commented on the elimination of the Agricultural land use. She indicated there is the ability to request agricultural uses in all other districts through the conditional use permit process. She emphasized that eliminating the agricultural land use would not affect a property owner's tax exemption which is based on the actual land use. She then reviewed other changes on the map noting areas circled in red that have an Urban Residential land use designation; however, they do not meet the definition of an urban area despite having an urban land use designation. They are consistent with a Suburban Residential land use designation. The areas in blue are where there are some nonconforming uses and their land use designation does not permit those uses so staff is recommending those be changed. She then noted the Rural Residential areas marked with a red star.

Amendments to Conservation Element

Ms. Barnes stated the proposed amendment eliminates duplicative and unnecessary language and adds cross references to other Elements. She indicated that the Conservation Element under Policy CON 1.1.4 limits gross residential density in floodplains to less than two units per acre; however, density statements do not belong in the Conservation Element they belong in the Future Land Use Element. She explained the inconsistency between the two units per acre in a flood zone provided in the Comprehensive Plan versus what is allowed under the future land use designations and how that could result in litigation against the City.

Amendments to Economic Development Element

Ms. Barnes stated those amendments are minimal and mostly pertain to updating references and names of agencies.

Amendments to Housing Element

Ms. Barnes stated this amendment removes duplicative language and provides cross references to other Elements.

Amendments to Intergovernmental Coordination Element

Ms. Barnes explained the amendments eliminate duplicative language, and provisions related to financial commitments not in the best interest of the Eustis taxpayers and provisions regarding use of school facilities by the City as there is no interest by the Lake County School Board for shared uses.

The Commission questioned when the City last attempted to coordinate with the School Board with Mr. Neibert indicating that removing the requirement from the Comprehensive Plan does not prohibit the City from continuing to try to work with the School Board.

Ms. Barnes reviewed specific portions of the amendments to the Intergovernmental Coordination Element.

Ms. Barnes then noted the State mandated addition of the Property Rights Element per Senate Bill 410 which goes into effect July 1st.

Amendments to Recreation and Open Space Element

Ms. Barnes reviewed the amendment to the Recreation and Open Space Element citing the elimination of duplicative language and the provision that a Parks Master Plan and a Bicycle and Pedestrian Master Plan shall be developed by 2035.

Transportation Element

Ms. Barnes reviewed the amendments to the Transportation Element, citing the elimination of duplicative language and unnecessary administrative policy provisions. She cited the elimination of the stated policy regarding the two-way

conversion of Bay St./Grove St. and connection of Bates Avenue. She explained that FDOT has made it clear they will never support returning Bay St. and Grove St. to two-way traffic and there are too many physical obstacles to the connection of Bates Avenue to Grove Street. She also noted that there is reference to the Urban, Suburban and Rural Development Patterns and those were updated to match the Future Land Use Element.

Discussion was held regarding the extension of Bates Avenue with Mr. Neibert explaining that removing it from the Comprehensive Plan does not negate the City moving forward with the project. Further discussion was held regarding how the extension might affect the Bates Avenue area.

Ms. Barnes indicated she would revise the connectivity in the CRA and will include that the City will continue to investigate the possibility of connecting Bates Avenue.

Future Land Use Map Series

Ms. Barnes noted the earlier discussion regarding the elimination of Map #19. She stated staff's belief that the changes will make the Comprehensive Plan more consistent internally and with the Land Development Regulations as well as more consistent with the vision of the City as identified in the Comprehensive Plan, Strategic Plan and other long-range master plans. She indicated that some of the changes will help to eliminate the competitive disadvantage Eustis is at compared to some of the other communities. She stated the amendment is consistent with Florida Statutes to eliminate urban sprawl by directing density to the municipality and thereby protecting the true rural areas.

2. COMMISSION DISCUSSION

- 2.1** The Commission discussed some of their concerns regarding the amendment including allowance of agricultural uses and animals.

Ms. Barnes explained that if a property annexes into the City and has an agricultural use, that use may remain as a pre-existing, legally nonconforming use.

3. ADJOURNMENT: 5:22 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



MINUTES

Regular City Commission Meeting

6:00 PM - Thursday, July 15, 2021 – Community Building
601 Northshore Drive

INVOCATION: REV. SKOTT JENSEN, EUSTIS FIRST ASSEMBLY OF GOD

PLEDGE OF ALLEGIANCE: COMMISSIONER LEHEUP-SMITH

CALL TO ORDER: 6:12 P.M.

ACKNOWLEDGEMENT OF QUORUM AND PROPER NOTICE

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

1. AGENDA UPDATE

Mayor Holland announced that agenda items 6.1 and 6.2 would need to be postponed to the date certain of October 7th due to the new state statute requiring addition of a property rights element to the comprehensive plan. He asked for a motion on the continuance of the items.

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to continue agenda items 6.1 and 6.2 to the October 7th meeting. Motion carried by the following votes:

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

2. APPROVAL OF MINUTES

2.1 July 1, 2021 - Regular City Commission Meeting

Moved by Vice Mayor Lee, seconded by Commissioner Cobb, to approve the Minutes as submitted. Motion carried by the following votes:

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

3. PRESENTATIONS

3.1 Acceptance of Capital Improvement Plan (CIP) FY2022-2026

Mike Sheppard, Finance Director, reviewed the proposed Capital Improvement Plan for FY2022 - 2026. He explained how the projects are prioritized noting that only projects expected to cost \$25,000 or greater are included in the plan. He further explained they also consider the financing for the projects. He reviewed some of the major projects as follows: 1) Holding pond improvements; and 2) the Eastern Wastewater Treatment Plant expansion. He noted a major project not on

the list is expansion of the primary wastewater plant which will require financing. He then reviewed the funding sources for the capital projects including the additional 1% sales tax. He provided an overview of the anticipated revenues over the next five years and planned expenditures. He then commented on the Stormwater Fund stating those fees have not be increased since the mid 2000's. He stated the possibility that the Fund will have a negative balance in the end and reviewed what expenditures are funded by those fees. He reviewed the Water & Sewer Fund revenues and expenditures. He then explained the next step is for the Commission to accept the CIP and then, later in the meeting, they will consider the update to the Capital Improvement Element to the Comprehensive Plan.

Moved by Commissioner LeHeup-Smith, seconded by Commissioner Cobb, to approve the CIP as submitted. Motion carried by the following votes:

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

4. AUDIENCE TO BE HEARD

- 4.1** Tim Totten, Amazing Race for Charity, noted their inability to hold the event in 2020 due to Covid-19 but funds were distributed from the donations. They were able to hold the actual event in 2021. He reported they just distributed \$32,000 to the various charities. He explained the criteria for a charity to be included. He cited their primary sponsors - Advent Health and City of Eustis. He reported they have over 100 teams signed up for the 2022 event which will be held the first weekend in April.

Gail Isaac Thomas asked who needs to be notified in order to use the City park with Mr. Neibert responding the Parks & Recreation Director.

Darius Kerrison introduced himself and noted their upcoming comedy show on Sept. 11th which will be their 6th anniversary.

Yolanda Taylor explained she was directed to contact the Police Department and was required to submit an event application in order to use Palmetto Park. She expressed concern regarding the public not getting complete information. She then commented on her family business (Generations at 113 Kensington) that has been on Kensington Street for 25 years. She expressed concern that some businesses are not able to get beautification funds due to their locations.

Mr. Neibert explained that the Parks & Recreation Department rents the facility or park. If the size of the event is large, then they are directed to the Police Department to complete a special event application.

David Serdar addressed the Commission with various comments noting how he assists people in running for office.

George Doerfler addressed the Commission explaining that he is with Doerfler Manufacturing that manufactures soap products. He commented on their efforts to combine all of their divisions into one facility to be located at Cobb Commerce Park. He stated they will be asking the Commission for permission to build their facility.

George Asbate addressed the Commission regarding the previously approved

ordinance regarding Conex boxes. He stated he had requested a waiver and expressed concern regarding how difficult the process is to obtain that waiver. He also stated that his property has now been forwarded to Code Enforcement. He explained that the property in question is the former Lake Mechanical property. He commented on the benefits to utilization of Conex boxes noting they are behind a fence with naturally growing vines partially hiding the boxes. He stated they are not visible from the gateway of Bay Street. He explained the boxes are being paid for by a donor and he is allowing the Conex boxes to be placed on his property for storage of donation items for the Mount Dora Children's Home. He indicated the Home currently operates with a negative balance of \$200,000.

The Commission questioned the waiver process with Mr. Neibert explaining that he has two options. He can ask for an administrative waiver or a site plan review approval. He further explained that current code requires Conex boxes to be blocked by a concrete or block wall. It does allow for someone to apply for a waiver.

The Commission questioned the amount of paperwork the City requires for different things such as the park application with Commissioner LeHeup-Smith noting she has completed the event application and it is very simple.

Discussion was held regarding how long it takes to process things with Commissioner LeHeup-Smith offering to help someone complete the event application. Further discussion was held regarding Code Enforcement and City processes.

Mr. Neibert indicated that if the Commission wishes to amend the regulations regarding Conex boxes they have the purview to do so.

The Commission asked about the process with Lori Barnes, Development Services Director, explaining the applicant has two options: 1) Site plan approval with a waiver; or 2) a variance. She explained that staff is actively making an inventory of the Conex boxes within the City, their condition and whether or not they predate the ordinance. She further explained that the documents provided to Mr. Asbate included information on both types of processes and the applicable ordinance information. She reviewed the specifics of both processes. She noted that she also provided information regarding the fee waiver request due to an economic hardship. She stated she is perfectly happy to assist people where she feels she has the authority; however, the boxes in question are visible from the right-of-way.

Discussion was held regarding affiliated costs for a site plan review and the fees involved.

The Commission requested that the issue be brought back at the next Commission meeting. It was also requested that code enforcement also be brought back for discussion.

It was a consensus to have the issues added to the next workshop.

Ms. Barnes further explained the situation with Mr. Asbate noting that it came up prior to the ordinance amendment.

Mr. Neibert confirmed that staff would hold off on any enforcement actions on

Conex boxes until the Commission meets and discusses.

Mr. Asbate commented on the previous Code Enforcement meeting and an issue that arose between the Code Enforcement Supervisor and a code violation defendant.

Mayor Holland asked the City Clerk to provide to the Commissioners a copy of the recording from the Code Enforcement meeting and the minutes.

Mike Cliburn, Friends of the Wekiwa River, addressed the Commission to express concern regarding proposed amendments to the comprehensive plan regarding high recharge areas.

5. CONSENT AGENDA

- 5.1** Mayor Holland asked if the Apiary development requested City sewer with Ms. Barnes explaining that sewer is not currently available at that location. The property is further away than the distance that mandates connection. She added that the County has approved the use of septic tanks for the development.

Mr. Neibert added that the County approved the development at 2.5 units per acre with septic tanks.

Commissioner Hawkins asked if 1704 Virginia Avenue was advertised for sale with Ms. Barnes explaining that there is a long history with that property. She explained the County obtained the property through tax escheatment and donated it to the City. There is an unsafe structure on the site that needs to be demolished which will cost the City approximately \$15,000 to demolish due to the state requirement for asbestos surveys. She noted a previous agreement with the adjoining property owner which was approved by the Commission for the buyer to purchase the site in exchange for demolishing the structure; however, they ran into problems. She indicated it has been on the surplus list; however, no additional inquiries were obtained until the relative of the deceased former owner approached the City. She opined that the City would not see a return on investment if it demolishes the structure and then sells the land. She also explained that the property is buildable but is only 33 feet wide which does not provide the opportunity for a standard size home.

Mr. Neibert explained it would require \$15,000 to demolish the building and the City would not be able to sell it for that and would receive no bids. He further explained the City does not advertise properties for sale but it does accept offers. The City did advertise when they implemented the mow-to-own program. He added that staff is currently keeping a list of available properties for a future mow-to-own program.

Further discussion was held regarding any affiliated fees and possibly requiring the purchaser to pay the recording fees. It was noted that it is more expensive for the City to demolish the unsafe structure due to a requirement that the City would have to have an asbestos survey done while a private property owner would not.

Discussion was held regarding how much the fees would be including preparation of the deed, recording fees and demolition permit.

It was a consensus of the Commission to have the memorandum of understanding amended to include payment of the fees by the purchaser.

- 5.2 Disposal of City-Owned Property at 1704 Virginia Avenue
- 5.3 Resolution Number 21-32: Eastern WWTF Spray Field Pump Station Improvements Engineering Construction Services
- 5.4 Resolution Number 21-46: Award of bid and approval of purchase in excess of \$50,000 for the Bates Avenue Wastewater Treatment Facility Solids Disposal Process Refurbishment and Rehabilitation
- 5.5 Resolution Number 21-47: Award of bid and approval of purchase in excess of \$50,000 for the Construction of the Eastern WWTF Spray Field Pump Station Improvements
- 5.6 Resolution Number 21-48: Annexation Agreement and Developers Agreement to Provide Water Service Outside the City Limits (Apiary Landing)

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to approve the Consent Agenda as submitted. Motion carried by the following votes:

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

6. ORDINANCES, PUBLIC HEARINGS & QUASI-JUDICIAL HEARINGS

- 6.1 Ordinance Number 21-15: Voluntary Annexation of property located at the northeast corner of Estes Road and Lake Lincoln Lane
Ordinance Number 21-16: Comprehensive Plan Amendment for property located at the northeast corner of Estes Road and Lake Lincoln Lane
Ordinance Number 21-17: Design District Assignment property located at the northeast corner of Estes Road and Lake Lincoln Lane

This item was continued to the October 7, 2021, Commission meeting.

- 6.2 Ordinance Number 21-18: Voluntary Annexation of property located on west side of Estes Road (approximately 650 feet north of Bates Avenue)
Ordinance Number 21-19: Comprehensive Plan Amendment for property located on west side of Estes Road
Ordinance Number 21-20: Design District Assignment for property located on west side of Estes Road

This item was continued to the October 7, 2021, Commission meeting.

- 6.3 Ordinance Number 21-21: Annual update of the Five-Year Capital Improvement Element of the Comprehensive Plan Fiscal Year 2022-26

Mr. Schroth read Ordinance Number 21-21 by title on first reading: An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, approving the annual update of the Five-Year Capital Improvement Schedule of the Comprehensive Plan pursuant to Florida Statutes 163.3177(3)5(b); providing for conflicting ordinances, severability and effective date.

Mr. Sheppard reviewed the proposed update to the Capital Improvement Schedule of the Comprehensive Plan. He explained state statute requiring the annual update.

Mr. Schroth opened the public hearing at 7:19 p.m. There being no public comment, the hearing was closed at 7:19 p.m.

Moved by Commissioner Cobb, seconded by Commissioner Hawkins, to approve Ordinance Number 21-21 on first reading. Motion carried by the following votes:

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

7. OTHER BUSINESS

7.1 Acceptance of proposed millage rate for FY2021-2022 and date for first public budget hearing

Mr. Sheppard explained that the Commission must set the tentative millage rate to be transmitted to the Property Appraiser to be used for creation of the annual TRIM (Truth in Millage) notices to be mailed to property owners. He added they also need to set the date for the first official public hearing on the millage rate and budget. Staff is recommending the first date be set for Thursday, September 9, 2021.

The Commission asked what was the outcome of the County Commission meeting with Mr. Neibert explaining they are rolling one of their outstanding debt service into the millage rate.

Mayor Holland explained that the Commission agreed at the workshop to transfer an additional \$300,000 from Water & Sewer to be able to hire six additional firefighters.

Commissioner LeHeup-Smith expressed concern as to whether or not that is sustainable with Mayor Holland stating staff's belief they will only need to do that for two or three years.

Discussion was held regarding not establishing a sustainable revenue source to fund the firefighters with Mr. Neibert explaining the thought that the already approved subdivisions will be coming in and create sufficiently more ad valorem taxes to cover the additional expense.

Commissioner Lee expressed concern regarding adding more fees and taxes on the residents.

Commissioner Hawkins expressed concern about pushing problems down the road.

Moved by Commissioner Cobb, seconded by Mayor Holland, to approve the tentative millage rate of 7.581 and date of the first public hearing be set for September 9, 2021.

Motion carried by the following votes:

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

7.2 Discussion regarding Lake Community Action Agency Lease for 501 North Bay Street

Tom Carrino, Economic Development Director, explained that the LCAA lease expired 12/31/2020, although they are still paying monthly rent and they are current. He indicated it was a five year lease. He noted the acknowledgement of the fair market rent versus the actual rent and the annual payment from the City of \$7,500 which helps them to leverage further funding from grants. He added that the City pays the building insurance. He indicated there is not currently a draft lease for consideration.

The Commission questioned who pays for maintenance of the building with Mr. Carrino indicating LCAA maintains the interior; however, the City handles the more major external repairs.

Mr. Neibert indicated LCAA paid for a new A/C unit previously with the City paying for the roof.

Commissioner Cobb commented on her belief that the City could do more for the community with the building and cited other possible uses for the building including an art center.

Discussion was held regarding use of the facility with Mr. Neibert indicating that the rent from the facility is used to fund the gateway grant program. He also noted they approached the City previously for a rent reduction and the City attempted to help them find a different facility.

Further discussion was held regarding use of the building and whether or not they could stay in part of the building and the City could rent out the rest of it to someone else.

CONSENSUS: It was a consensus of the Commission to allow them to continue month-to-month.

Mayor Holland asked Commissioner Cobb to continue to work on developing an arts program

7.3 Discussion of possible purchase of post office property

Mr. Neibert noted that the property is currently up for sale for \$1.5 million; however, the Post Office still has a four year lease on the property. It was noted that it is the entire property that is for sale which is a full City block.

Discussion was held regarding the possibility of the Post Office expanding on that site and whether or not the City would have to pay for that. Discussion was also held regarding the City purchasing the property with funding from the CRA.

Mr. Neibert announced that the City would be closing on the sprayfield property on July 20th which will provide \$1.75 million.

CONSENSUS: It was a consensus of the Commission for staff to approach the property owner and bring it back to the Commission on August 19th for discussion.

8. FUTURE AGENDA ITEMS

- 8.1** Vice Mayor Lee expressed concern about Greenwood Cemetery with Mayor Holland indicating he would be meeting with the City Manager about the cemetery and they would bring something back to the Commission. Vice Mayor Lee thanked everyone for their support during the loss of her granddaughter.

Commissioner Hawkins asked about doing something to assist the businesses in the Bates Avenue area.

Commissioner Cobb asked to have another workshop on the Comprehensive Plan. It was a consensus to hold the workshop on July 29th at 5 p.m.

9. COMMENTS

- 9.1** City Commission - None
- 9.2** City Manager - None
- 9.3** City Attorney - None
- 9.4** Mayor

Gail Isaac Thomas asked for prayers for Carole Martin due to the loss of her sister.

Mayor Holland announced that Emily Lee's granddaughter's funeral would be Saturday, July 24th. He noted that the Commission Room project is on track with plans to be back there by the first meeting in September. He expressed thanks to staff for their work on the budget.

10. ADJOURNMENT: 7:51 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

TO: EUSTIS CITY COMMISSION

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: July 12, 2021

SUBJECT: RESOLUTION NUMBER 21-49
EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (2020-JAGC-3895)

Introduction:

Resolution Number 21-49 authorizes the Mayor and the Chief of Police to accept and utilize funds in the amount of \$5,636.00 from the Federal Fiscal Year 2020 Edward Byrne Memorial Justice Assistance Grant, 2020-JAGD-3895. The grant will be utilized for the purchase of Police Bicycle Towing Hitch Mounted Rack Systems, including Towing Hitches, to ensure that officers assigned to the Eustis Police Department's Police Bicycle Program are properly equipped, and have continuous access to the bicycle while allowing unobstructed access to other issued equipment contained within the patrol vehicle.

Recommended Action:

The administration recommends approval of Resolution Number 21-49.

Background:

The Edward Byrne Memorial Justice Assistance Grant (JAG) Program is the primary provider of federal criminal justice funding to state and local jurisdictions. JAG funds support all components of the criminal justice system, from multijurisdictional drug and gang task forces to crime prevention and domestic violence programs, courts, corrections, treatment, and justice information sharing initiatives. JAG funds may be used for state and local initiatives, technical assistance, strategic planning, research and evaluation, data collection, training, personnel, equipment, forensic laboratories, supplies, contractual support, and criminal justice information systems that will improve or enhance such areas as:

- Law enforcement programs
- Prosecution and court programs
- Prevention and education programs.
- Corrections and community corrections programs
- Drug treatment and enforcement programs
- Planning, evaluation, and technology improvement programs
- Crime victim and witness programs (other than compensation)

The Eustis Police Department has determined the following:
The best use of the current 2020-JAGD-3895 award of \$5,636.00 would be the purchase of Police Bicycle Towing Hitch Mounted Rack Systems, with Towing Hitches

The 2020-JAGD-3895 grant award will allow the Eustis Police Department to acquire Police Bicycle Towing Hitch Mounted Rack Systems, with Towing Hitches. The acquisition of Police Bicycle Towing Hitch Mounted Rack Systems with Towing Hitches will help to ensure a successful police bicycle program by giving officers the ability to transition from their patrol vehicle to the bicycle as needed. This flexibility will enhance the Department's police bicycle operations, give the officer more options in patrol methods, increase service to the community, and increase public safety.

Community Input:

There has been no specific community input associated with this resolution.

Budget/ Staff Impact:

The approximate \$5,640.00 purchase of Police Bicycle Towing Hitch Mounted Rack Systems, with Towing Hitches has a budget impact of approximately \$4.00 beyond the grant award of \$5,636.00. Monies from the police department's general fund shall be utilized to cover the approximate \$4.00 difference.

Reviewed By:

Craig A. Capri, Chief of Police

Prepared By:

Richard J. Cerniglia, Accreditation and Grants Compliance Manager

RESOLUTION NUMBER 21-49

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AUTHORIZING THE MAYOR AND CHIEF OF POLICE TO ACCEPT AVAILABLE FEDERAL FISCAL YEAR 2020 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM FUNDS; AND AUTHORIZING THE CITY'S FINANCE DIRECTOR TO MAKE THE NECESSARY BUDGET ADJUSTMENTS TO REFLECT THE AWARD AND EXPENDITURE OF THESE FUNDS.

WHEREAS, the Florida Department of Law Enforcement (FDLE) has notified the City of Eustis Police Department of the award of \$5,636.00 from Federal Fiscal Year (FFY) 2020, Edward Byrne Memorial Justice Assistance Grant Program funding (2020-JAGC-3895) for use by the City of Eustis Police Department; and

WHEREAS, the City of Eustis Police Department has submitted a Grant Application and is required to execute a Certificate of Acceptance of Subgrant Award; and

WHEREAS, the City of Eustis Police Department has determined the need to purchase Advanced AR-15 Sight Systems; and

WHEREAS, the aforementioned Edward Byrne Memorial Justice Assistance Grant Programs (2017-JAGD-2187) funds can be used to pay for the cost of purchasing Police Bicycle Towing Hitch Mounted Rack Systems, with Towing Hitches; and

WHEREAS, Generally Accepted Accounting Principles necessitate the funds be budgeted and expended out of the FY2021 accounting period.

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

1. That the Mayor and Chief of Police are hereby authorized to accept available Edward Byrne Memorial Justice Assistance Grant Program (2020-JAGD-3895) funds.
2. That upon receipt of the funds, the City's Finance Director is hereby authorized to make the necessary budget adjustments to reflect the award and expenditure of the aforementioned Edward Byrne Memorial Justice Assistance Grant Program (2020-JAGD-3895) funds.

DONE AND RESOLVED, this 5th day of August, 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 this 5th day of August, 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 21-49 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: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: RESOLUTION NUMBER 21-53: APPROVING A MEMORANDUM OF UNDERSTANDING WITH LIFESTREAM BEHAVIORAL SERVICES LLC

Introduction:

Resolution Number 21-53 authorizes the City Manager to execute a Memorandum of Understanding with LifeStream Behavioral Center for the provision of Mobile Crisis Response Services in conjunction with the Eustis Police Department.

Background:

See attached Memorandum of Understanding and related information.

Attachments:

[Resolution No 21-53](#)

[MOU between EPD and Lifestream](#)

[Mobile Crisis Response Service \(002\)](#)

[BJA Connect Protect Grant Breakdown](#)

Reviewed by:

Ronald Neibert, City Manager

Mary Montez, City Clerk

Approved - 30 Jul 2021

Approved - 02 Aug 2021

Memorandum of Understanding
By and Between
LifeStream Behavioral Center, Inc.
and
Eustis Police Department

THIS AGREEMENT, is originally made and entered into by and between Eustis Police Department and LifeStream Behavioral Center, Inc. (hereinafter referred to as "LSBC").

WHEREAS, LSBC desires to provide a Mobile Crisis Response (MCR) Service in collaboration with the Eustis Police Department; and

WHEREAS, Eustis Police Department seeks a behavioral health stakeholder in support of its efforts to assist individuals experiencing a mental health or substance use crisis; and

WHEREAS, LSBC agrees to provide a professional staff member to offer MH/SUD crisis intervention, evaluation, and counseling; case consultation, crisis case management and other services as agreed on; and

WHEREAS, the parties desire to reduce their agreement to writing.

NOW, THEREFORE, in consideration of the premises, and the mutual promises contained herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Eustis Police Department and LSBC agree as follows:

1. LSBC will perform SUD/MH crisis intervention, evaluation, and counseling; case consultation, crisis case management and other services as agreed on with adults and juveniles referred by Eustis Police Department.
2. LSBC will provide these services at no direct cost to the Eustis Police Department;
3. LSBC will access funding available through the U.S. Department of Justice Office of Justice Programs Bureau of Justice Assistance BJA FY 21 Connect and Protect: Law Enforcement Behavioral Health Response Grant, for which LSBC is grantee to deliver MCR services.
4. LSBC will respond to requests for consultation with Eustis Police Department regarding individuals in the community with behavioral health challenges leading to frequent contact with law enforcement officers.
5. LSBC will provide program consultation as requested.
6. LSBC will provide Crisis Intervention Team Training opportunities for Eustis Police Department personnel.

Eustis Police Department shall be responsible for the following:

1. Working collaboratively with the Mobile Crisis Response staff member on duty, contacting the MCR staff member for assistance with calls involving adults and juveniles with a mental health or substance use disorder crisis or concern.
2. Making referrals for assessment and services with provision of any relevant background and contact information;
3. Providing workspace within the Eustis P.D. for the Mobile Crisis Response on-duty staff during normal business hours.
4. Assigning an officer (paid by the Eustis P.D.) to partner as a co-responder with the MCR staff member on duty.
5. Assisting in the planning and delivery of Crisis Intervention Team Training, along with designated LifeStream staff members, to Lake County law enforcement organizations choosing to participate.
6. Sending officers to Crisis Intervention Team (CIT) Training.
5. Providing support to encourage the Department's full participation in the program, sharing information and actively engaging in goal accomplishment.
6. Providing information and training about Eustis Police Department to LSBC staff for purposes of mutual understanding and collaboration.
7. Requesting completion of releases of information between LSBC and Eustis Police Department for citizens receiving Mobile Crisis Response Services.

LSBC shall be responsible for the following:

1. Services described above.
2. Consultation and collaborative staffing availability.
3. Medical Records Management for behavioral services.
4. Billing DOJ for behavioral services under the grant.

The term of this agreement shall be for one year beginning upon the date this agreement is signed by both parties. This agreement may be renewed for up to two consecutive, one year terms upon mutual written consent of both parties. This agreement may be terminated with or without cause by either party upon giving thirty (30) days written notice sent as specified in NOTICE section of this agreement.

All notices, requests, demands and other communications with respect hereto will be in writing and will be delivered either by hand, with proof of delivery, or sent prepaid by air courier or sent by the United States mail, certified, postage prepaid, return receipt requested, at the addresses designated below:

CONTACTS

Eustis Police Department Craig Capri Chief of Police 51 E. Norton Ave. Eustis, FL 32726	LifeStream Behavioral Center, Inc. Jonathan M. Cherry President/Chief Executive Officer P.O. Box 491000 Leesburg, FL 34749-1000
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This agreement is made and entered into in the State of Florida, and shall be construed, performed, and enforced in all respects in accordance with the laws, rules, and regulations of the State of Florida.

Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity applies. Nothing herein shall be construed as consent by a State Agency or subdivision of the State of Florida to be sued by third parties in any matter arising out of any contract or agreement.

By signing below, each signatory represents that they have the authority to sign on behalf of their respective organizations.

For: CITY OF EUSTIS

For: LIFESTREAM BEHAVIORAL
CENTER, INC.

By: _____

By: _____

Date: _____

Date: _____

Mobile Crisis Response Service Program Summary

LifeStream's Mobile Crisis Response Service program is a co-responder model with a clinician embedded in the police department. The team offers an immediate clinical evaluation on scene by a mental health professional and assists Crisis Intervention Trained (CIT) officers to help determine the type of intervention or treatment needed. This group of individuals trained to provide trauma mitigation and education in the aftermath of a critical incident works to divert individuals to the least restrictive alternate service that will assist them in resolving the immediate crisis and provide follow up care, thus resulting in their safety and the safety of the community. With this, there has been a reduction with incarcerations and an increase in collaboration between Police and LifeStream in providing mental health and substance abuse services and treatment.

The qualified clinician serves as a mental health liaison to the police officer when a mental health related call comes through. When an officer is dispatched to an incident/scene, they will determine if there is a need for the clinical co-responder team. If so, they will secure the scene and contact the Mobile Crisis Unit (MCU). The MCU will then respond to the location where the clinician will provide crisis intervention services and complete a series of assessments to determine the needs of the individual. If the individual has severe symptoms and needs a Baker Act, the licensed clinician or the police officer can initiate the Baker Act. Otherwise, the clinician can assist in de-escalating the individual and provide the proper referrals.

One of the key characteristics of this team is providing the individual with a follow-up within two weeks. This follow-up is to ensure that the individual has been compliant with recommendations provided by the clinician and will result in prevention of additional law enforcement involvement.

In the last two and a half years, the Clermont MCU has been in contact with over 250 individuals. Nearly all these individuals have been connected to a mental health or substance abuse service. By connecting them to services and getting the individuals into treatment, the repetitive calls to law enforcement on most individuals have decreased. The number of individuals incarcerated has also declined, lowering the cost incurred by the city. This also increases the public safety goal of making the community a safer place for all those involved. In addition to these successes, our current MCU (Clermont Police Department and LifeStream Behavioral Center collaboration) was recently recognized in the Lake and Sumter County Style Magazine, praising the amazing job that this team has done throughout the South Lake area.

With the powerful collaboration between Law Enforcement and LifeStream Behavioral Center, safety for all citizens can be improved and connection for those individuals with mental health and substance abuse needs are met.

Funding Opportunity Title:	BJA FY 21 Connect and Protect: Law Enforcement Behavioral Health Responses U.S. DOJ Office of Justice Programs, Bureau of Justice Assistance
Closing/Due Date for Applications:	Tuesday, July 20, 2021
Amount/Year and Number of Years:	\$550,000 total for a 36-month (3 year) period: this amount pays for a clinician to staff four (4) local Police Departments .
Key Purpose:	The Department of Justice is committed to advancing work that promotes civil rights, increases access to justice, supports crime victims, protects the public from crime and evolving threats, and builds trust between law enforcement and the community. The Connect and Protect: Law Enforcement Behavioral Health Response Program is part of the Justice and Mental Health Collaboration Program (JMHCP). It is designated to support law enforcement–behavioral health cross-system collaboration and to improve public safety responses and outcomes for individuals with mental illness (MI) or co-occurring mental illness and substance abuse (CMISA) who come into contact with the criminal justice system. BJA is seeking applicants to design or enhance a law enforcement–behavioral health response to people with MI and CMISA who come into contact with law enforcement due to their illness. GOAL: The Connect and Protect: Law Enforcement and Behavioral Health Response Program offers grants to help entities plan, create, or expand comprehensive collaboration response programs that target preliminarily qualified offenders and promote public safety and public health. The definition of “preliminarily qualified offender” is outlined in The 21st Century Cures Act and codified at 34 U.S.C. 10651(9)(A).
Anticipated Project Start Date	October 1, 2021
Anticipated Project End Date	September 30, 2024
Estimated Number of Awards:	36 statewide
Objectives:	The objectives of the program are to: -Design and adopt best practices in crisis response to assist law enforcement officers during encounters with people with MI and CMISA. -Plan and deliver a law enforcement agency response program—in coordination with a mental health agency—advocacy, and services to improve or enhance the response. -Pay salaries, as well as other expenses such as training (overtime) and coordination activities, to design and implement a police officer–mental health collaboration program (PMHC). -Conduct an evaluation of the PMHC and community satisfaction. -Engage citizens through officer outreach and education to improve public safety. -Build positive community relations and trust through public communication strategies. officer knowledge and skills in responding to community members with MI and CMISA. -Increase public safety agency capacity to develop and sustain the program by collecting data to inform practices, stakeholder groups, policy development, and ongoing professional development. Examples of PMHC response models include Embedded Clinicians/Social Workers in Law Enforcement Agencies, Co-responder Teams, Crisis Response Teams, Mobile Crisis Outreach Teams, Intensive Case Management Teams, and Law Enforcement/ Mental Health Integrated 911 Dispatch. Potential applicants are encouraged to visit the PMHC Self-Assessment tool to begin the planning process. This tool provides applicants with the principles of a successful PMHC and contains resources to assist in the strategic implementation of a successful response program.
Collaboration Needs:	The Police Department would need to provide an officer for the team and cover that officer’s salary. They would also be aware that the qualified clinician would be an integral part of their team and there for calls when the officer identifies the need. MOU to follow.

RESOLUTION NUMBER 21-53

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE EUSTIS POLICE DEPARTMENT AND LIFESTREAM BEHAVIORAL CENTER, INC. TO PROVIDE MOBILE CRISIS RESPONSE SERVICES.

WHEREAS, LifeStream Behavioral Center, Inc. (hereinafter referred to as "LSBC") desires to provide a Mobile Crisis Response (MCR) Service in collaboration with the Eustis Police Department; and

WHEREAS, the Eustis Police Department seeks a behavioral health stakeholder in support of its efforts to assist individuals experiencing a mental health or substance use crisis; and

WHEREAS, LSBC agreed to provide a professional staff member to offer crisis intervention, evaluation and counseling; case consultation, crisis case management and other services as agreed on; and

WHEREAS, the City of Eustis recognizes the benefit such a service will be to the residents of the City;

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Eustis, Florida, hereby:

1. Directs and authorizes the City Manager to enter into a Memorandum of Understanding between the Eustis Police Department and LifeStream Behavioral Center, Inc.
2. That this resolution and the Memorandum of Understanding will take effect immediately upon approval.

DONE AND RESOLVED, this 5th day of August, 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 5th day of August, 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 21-53 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

TO: EUSTIS CITY COMMISSION

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: AUGUST 5, 2021

RE: RESOLUTION NUMBER 21-54
UMATILLA WASTEWATER INTERCONNECTION PROJECT CHANGE ORDER
AND BUDGET AMENDMENT APPROVAL

Introduction:

Resolution Number 21-54 approves a change order expense that is in excess of \$50,000 and authorizes the City Manager to execute an agreement with the City of Umatilla to approve the change order for the Wastewater Interconnection within the Eustis service area.

Recommended Action:

Staff recommends approval of Resolution Number 21-54.

Background:

There is an agreement between the City of Eustis and the City of Umatilla in which Eustis committed to reserve wastewater treatment capacity of up to 300,000 gallons per day (GPD) for Umatilla's wastewater needs; and the commitment of Umatilla to pay Eustis for the collection and treatment of this wastewater. Upon approval of Resolution Number 21-27, the City Commission authorized the City staff to spend \$771,850 for the cost of upsizing the PVC piping from 12" to 16" within the Eustis service area in order to provide the additional wastewater capacity for treating the additional flow in the future.

The construction industry in America is experiencing a surge in demand for raw materials the past few months which is straining the supply chain for PVC pipe. The industry is being affected not only by increased demands but also a tightness of raw materials for PVC. As a result, this has escalated the price of the PVC, forcing the contractor of this project, Southern Underground Industries, to issue a Force Majeure, which is a change order for a total of \$288,830.52 as broken down on **Table 1** below, which the City is only partially responsible for. This price increase is not something anyone could have foreseen at the time this project was bid.

Table 1. Umatilla's New Pricing

Item	Quantity (Feet)	Bid Time Price		Current Pricing		Increase
		Unit Price	Ext Price	Unit Price	Ext Price	
12" C900 DR25 PVC	7540	14.95	\$112,723.00	19.62	\$147,934.80	\$35,211.80
12" DR 18 Green PVC Fusible	4320	35.00	\$151,200.00	39.15	\$169,128.00	\$17,928.00
18" PVC Sewer Pipe	672	25.08	\$16,853.76	30.84	\$20,724.48	\$3,870.72
16" C905 DR 25 PVC	11000	25.52	\$280,720.00	37.64	\$414,040.00	\$133,320.00
16" C905 DR 18 Fusible PVC	10000	57.50	\$575,000.00	67.35	\$673,500.00	\$98,500.00
Force Majeure Total for 12" and 16" PVC						\$288,830.52

Per Resolution Number 21-27, the City committed to pay for the size difference from 12" to 16" for piping, a total length of 21,000 feet. Originally, the City estimated Force Majeure change order amount of \$138,950 as it is broken down on **Table 2** below.

Table 2. City of Eustis Force Majeure Estimate

Item	Quantity (Feet)	Bid Time Price		Current Pricing		Increase
		Unit Price	Ext Price	Unit Price	Ext Price	
12" C900 DR25 PVC	11000	\$14.95	\$164,450.00	\$19.62	\$215,820.00	\$51,370.00
12" DR 18 Green PVC Fusible	10000	\$35.00	\$350,000.00	\$39.15	\$391,500.00	\$41,500.00
12" PVC Subtotal						\$92,870.00
16" C905 DR 25 PVC	11000	\$25.52	\$280,720.00	\$37.64	\$414,040.00	\$133,320.00
16" C905 DR 18 Fusible PVC	10000	\$57.50	\$575,000.00	\$67.35	\$673,500.00	\$98,500.00
16" PVC Subtotal						\$231,820.00
City of Eustis Force Majeure Total = 16" PVC Subtotal - 12" PVC Subtotal						\$138,950.00

The City of Umatilla is requesting a Force Majeure change order in the amount of \$137,610 as shown in the correspondence from the **Attachments**.

Budget / Staff Impact:

Per Resolution 21-27, the approved construction funds for this project are currently \$771,850. The force majeure material price escalation will require \$137,610 to be transferred from the Sewer Impact Fee balance. Staff is requesting the following budget adjustments:

		<u>Current Amt.</u>	<u>Transfer</u>	<u>Final Amt.</u>
042-8600-535-6665	Umatilla	\$771,850	\$137,610	\$909,460
	Interconnect			

Transfer from Sewer Impact Fee (\$137,610)

The City Purchasing Ordinance requires that City Commission approve any purchase exceeding \$50,000.

Alternatives:

1. Approve Resolution Number 21-54.
2. Defeat Resolution Number 21-54.

Discussion of Alternatives:

1. Alternative 1 approves the Resolution.

Advantages:

- The upgrade of the force main size will allow additional future flow from Umatilla.
- The increased flow will generate added revenue for the City of Eustis.

Disadvantages:

- The action approves an additional expenditure of \$137,610.

2. Alternative 2 denies the Resolution.

Advantages:

- The City would not expend \$137,610.

Disadvantages:

- Eustis will lose the opportunity to increase their future revenue for the collection and processing of wastewater flow from an additional 1,700 homes.

Reviewed By:

Rick Gierok, P.E., Director of Public Works

Sally Mayer, Administrative Assistant-Public Utilities

Prepared By:

Daniel Millan, Civil Engineer

Attachments:

Resolution Number 21-54

Southern Underground Industries Force Majeure Documentation

City of Umatilla Letter to Rick Gierok Contract Price Increase

Umatilla Bid Tabulation available upon request

RESOLUTION NUMBER 21-54

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, APPROVING A PROJECT CHANGE ORDER IN THE AMOUNT OF \$138,950 DUE TO THE PRICE INCREASE OF PVC PIPING FOR THE UMATILLA INTERCONNECT PROJECT, AUTHORIZING A BUDGET AMENDMENT AND FUND TRANSFER OF \$138,950, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT APPROVING THE CHANGE ORDER.

WHEREAS, the City of Eustis and the City of Umatilla have an Interconnection Agreement for collecting and processing Umatilla's wastewater needs; and

WHEREAS, Resolution Number 21-27 approved the increase in the force main size from 12-inch to 16-inch resulting in Eustis' ability to provide future wastewater services for an additional 1,700 homes; and

WHEREAS, a substantial increase in the cost of PVC piping has occurred since this project was approved: and

WHEREAS, Staff is requesting a budget amendment for an additional fund appropriation of \$138,950 from the Sewer Impact Fee Fund into the Umatilla Interconnect Fund; and

WHEREAS, 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 project change order for an increased expenditure in excess of \$50,000 for the Umatilla Wastewater Interconnect Project;
- (2) That the City Commission authorizes a budget adjustment to appropriate \$138,950 from the Sewer Impact Fee Account into Account 042-8600-535-6665 (Umatilla Interconnect Fund);
- (3) That the City Commission hereby authorizes the City Manager to execute all agreements associated with the approved project change order; and
- (4) That this resolution shall become effective immediately upon passing.

DONE AND RESOLVED, this 5th day of August, 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 5th day of August, 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 21-54 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 Umatilla

"NATURE'S HOMETOWN"

July, 26, 2021

Mr. Rick Gierok, P.E.
Director of Public Works
City of Eustis
10 N. Grove St.
Eustis, FL 32727-0068

RE: Umatilla-Eustis Wastewater Force Main Contract Price Increase (Via Email Only)

Dear Rick,

As you were aware, our contractor Southern Underground Utilities, requested a change order based on an unforeseeable increase in demand and price for certain materials, specifically PVC products, arising out of force majeure circumstances. As shown on the attached spreadsheet, the City of Eustis cost will increase by \$137,610.

The City of Umatilla is requesting a formal approval from the City of Eustis for the aforementioned price increase.

If you have question or concerns, please let me know.

Regards,
CITY OF UMATILLA

Aaron D. Mercer, MPA, AICP
Director of Development and Public Services

CC: Tim Norman, PE (via email only)
Kevin Stone, Esquire (via email only)
Scott Blankenship, City Manager (via email only)
Regina Frasier, Director of Administrative Services (via email only)

P.O. Box 2286 • 1 S. Central Ave. • Umatilla, FL 32784 • (352)669-3125 • fax (352)669-8313 • www.umatillafl.org



May 17, 2021

RE: Price Escalation and Availability Issues

Dear Valued Customer,

The building material segment, including most underground utility products Ferguson sells, continues to experience unprecedented increases in raw material costs and freight expenses as well as inflationary pressures at a consistent and alarming rate. In addition to price escalation, many of the underground material vendors continue to experience increased supply chain disruptions that are leading to shortages and extended lead times. This combination of inflation and availability disruptions are creating severe market challenges.

I have attached several price increase and supply chain disruption explanation letters from our various manufacturers. Please share these letters that help convey the magnitude of the situation with your developers, general contractors and owners so they may better understand possible schedule disruptions and how material increases will affect construction costs.

Given these circumstances, Ferguson Waterworks can no longer feasibly maintain normal term prices on all related products. As a result, any product related to price increase items on an open order or quotation will need to be reviewed by your local Sales Representative to establish a current project-specific price and availability. There is no need to create a supply panic. The important thing is to understand your construction schedule to better allocate the lesser supply to the most immediate needs. As always, communication is key, and we will work with you to do our best to minimize disruption.

We appreciate your continued business, support and understanding and will do our utmost to work with you during this unprecedented time. I encourage you to get with your Sales Representative as soon as possible to vet and communicate your immediate material needs. This disruption will pass, but it very well could still be several months before we see price stability and availability improvement. Should you have any questions please feel free to contact me or your Ferguson Waterworks representative.

Thank you for your business and understanding during these tough times.

Respectfully,

Darren Campbell
General Manager
Central & North FL

 **FERGUSON**[®]
WATERWORKS



Corporate Headquarters: 1212 Johnstown Rd. • P.O. Box 1608 • Grand Island, NE 68802-1608
800-PVC-PIPE • 800/782-7473 • www.dpcpipe.com

Date: March 15, 2021
To: Whom It May Concern
From: Dennis E. Bauer, VP Engineering, Sales and Marketing
Subject: PVC Pipe Market Developments

The PVC resin industry sustained unprecedented negative impacts during the recent artic weather event. All of the major chemical facilities in the state of Texas and many of those in Louisiana were forced to shut down and many faced substantial damages. Attached to this letter are two ICIS Special Weather Bulletins, dated February 25th and March 9th, 2021. Of particular interest is the fact that every ethylene plant in the state of Texas was shut down during this sub-freezing weather. PVC requires VCM, vinyl chloride monomer and VCM requires ethylene. As the March letter indicates, none of these industries are back operating at full capacity.

Because of these disruptions and the lack of raw materials, three of the four U.S. resin producers have declared force majeure. They are still operating under these conditions. Allocations of raw materials have been implemented which are resulting in a severe lack of availability at all levels in the chain. Price increases have been implemented due to these severe circumstances.

As a result of Hurricane Laura and this recent deep-freeze and subsequent impacts they have had on the resin industry, prices have risen approximately 50% since last summer. It has been necessary to adjust pipe prices accordingly.

Our standard order and shipment terms are in place to address these types of rare circumstances. Because of these unprecedented circumstances and severe escalation in resin pricing, we must enforce these terms.

Celebrating Over 30 Years of Excellence

Manufacturing Locations:

Grand Island, Nebraska - Lubbock, Texas - Macon, Georgia - Muncie, Indiana
Golconda, Nevada - Plaquemine, Louisiana - Casa Grande, Arizona

Item	Quantity	Bid Time Price		Current Pricing		Increase
		Unit Price	Ext Price	Unit Price	Ext Price	
12" C900 DR25 PVC	7540	\$14.95	\$112,723.00	\$19.62	\$147,934.80	\$35,211.80
12" DR 18 Green PVC Fusible	4320	\$35.00	\$151,200.00	\$39.15	\$169,128.00	\$17,928.00
18" PVC Sewer Pipe	672	\$25.08	\$16,853.76	\$30.84	\$20,724.48	\$3,870.72
16" C905 DR 25 PVC	11000	\$25.52	\$280,720.00	\$37.64	\$414,040.00	\$133,320.00
16" C905 DR 18 Fusible PVC	10000	\$57.50	\$575,000.00	\$67.35	\$673,500.00	\$98,500.00
						\$288,830.52

DETERMINATION OF EUSTIS' SHARE OF FORCE MAJEURE PIPE PRICE INCREASE
SRF WASTEWATER INTERCONNECTION WITH CITY OF EUSTIS
CITY OF UMATILLA, FLORIDA
MITTAUER & ASSOCIATES, INC. PROJECT NO. 1402-03-1
5/26/2021

Item No.	Item Description	Est. Qty.	Unit	Original Bid Price		Force Majeure Bid Price	
				Southern Underground		Southern Underground	
				Unit Price	Amount	Unit Price	Amount
BASE BID - 12" FORCE MAIN WITHIN EUSTIS SERVICE AREA							
1	Mobilization & General Conditions	1	LS	\$159,000.00	\$159,000.00	\$159,000.00	\$159,000.00
2	12" PVC Force Main, Conventional Install	11,000	LF	\$40.00	\$440,000.00	\$44.67	\$491,370.00
3	12" Fusible PVC Force Main, Directionally Drilled	10,000	LF	\$104.00	\$1,040,000.00	\$108.15	\$1,081,500.00
4	Ductile Iron Fittings, Epoxy-Lined	6,000	Lbs	\$15.00	\$90,000.00	\$15.00	\$90,000.00
5	12" MF Gate Valve & Box	22	EA	\$4,900.00	\$107,800.00	\$4,900.00	\$107,800.00
6	Air Release Valve Assembly	19	EA	\$13,500.00	\$256,500.00	\$13,500.00	\$256,500.00
7	18" PVC Gravity Sewer	670	LF	\$93.00	\$62,310.00	\$100.76	\$67,509.20
8	Sanitary Manhole						
a.	Standard	1	EA	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00
b.	Intercept	1	EA	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
9	Clearing & Grubbing	1	LS	\$7,100.00	\$7,100.00	\$7,100.00	\$7,100.00
10	Removal & Replacement of Unsuitable Soils	2,500	LF	\$28.00	\$70,000.00	\$28.00	\$70,000.00
11	Concrete Encasement & Specials	200	CY	\$400.00	\$80,000.00	\$400.00	\$80,000.00
12	Asphalt Roadway/Driveway Restoration	2,300	LF	\$23.00	\$52,900.00	\$23.00	\$52,900.00
13	Asphaltic Overlay	4,000	SY	\$13.00	\$52,000.00	\$13.00	\$52,000.00
14	Concrete Sidewalk/Driveway Restoration	100	LF	\$50.00	\$5,000.00	\$50.00	\$5,000.00
15	Stabilized Roadway/Driveway Restoration	100	LF	\$95.00	\$9,500.00	\$95.00	\$9,500.00
16	Grassing						
a.	Seed & Mulch	5,000	LF	\$2.50	\$12,500.00	\$2.50	\$12,500.00
b.	Sodding	4,500	LF	\$4.00	\$18,000.00	\$4.00	\$18,000.00
17	Pressure Testing & Flushing	1	LS	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
18	Demobilization & Project Closeout	1	LS	\$15,500.00	\$15,500.00	\$15,500.00	\$15,500.00
TOTAL BASE BID - 12" FORCE MAIN WITHIN EUSTIS SERVICE AREA					\$2,496,100.00		\$2,594,169.20

Item No.	Item Description	Est. Qty.	Unit	Original Bid Price		Force Majeure Bid Price	
				Southern Underground		Southern Underground	
				Unit Price	Amount		
ADDITIVE ALTERNATE NO. 2 - 16" FORCE MAIN IN LIEU OF 12" WITHIN EUSTIS SERVICE AREA							
1	Mobilization & General Conditions	1	LS	\$136,000.00	\$136,000.00	\$136,000.00	\$136,000.00
2	16" PVC Force Main, Conventional Install	11,000	LF	\$62.00	\$682,000.00	\$74.12	\$815,320.00
3	16" Fusible PVC Force Main, Directionally Drilled	10,000	LF	\$147.00	\$1,470,000.00	\$156.85	\$1,568,500.00
4	Ductile Iron Fittings, Epoxy-Lined	12,000	Lbs	\$11.00	\$132,000.00	\$11.00	\$132,000.00
5	Gate Valve & Box						
a.	16"	18	EA	\$7,900.00	\$142,200.00	\$7,900.00	\$142,200.00
b.	12"	4	EA	\$4,900.00	\$19,600.00	\$4,900.00	\$19,600.00
6	Air Release Valve Assembly	19	EA	\$13,190.00	\$250,610.00	\$13,190.00	\$250,610.00
7	18" PVC Gravity Sewer	670	LF	\$95.00	\$63,650.00	\$100.76	\$67,509.20
8	Sanitary Manhole						
a.	Standard	1	EA	\$3,490.00	\$3,490.00	\$3,490.00	\$3,490.00
b.	Intercept	1	EA	\$7,200.00	\$7,200.00	\$7,200.00	\$7,200.00
9	Clearing & Grubbing	1	LS	\$7,100.00	\$7,100.00	\$7,100.00	\$7,100.00
10	Removal & Replacement of Unsuitable Soils	2,500	LF	\$28.00	\$70,000.00	\$28.00	\$70,000.00
11	Concrete Encasement & Specials	200	CY	\$375.00	\$75,000.00	\$375.00	\$75,000.00
12	Asphalt Roadway/Driveway Restoration	2,500	LF	\$24.00	\$60,000.00	\$24.00	\$60,000.00
13	Asphaltic Overlay	6,000	SY	\$13.00	\$78,000.00	\$13.00	\$78,000.00
14	Concrete Sidewalk/Driveway Restoration	100	LF	\$46.00	\$4,600.00	\$46.00	\$4,600.00
15	Stabilized Roadway/Driveway Restoration	100	LF	\$95.00	\$9,500.00	\$95.00	\$9,500.00
16	Grassing						
a.	Seed & Mulch	5,000	LF	\$2.50	\$12,500.00	\$2.50	\$12,500.00
b.	Sodding	4,500	LF	\$4.00	\$18,000.00	\$4.00	\$18,000.00
17	Pressure Testing & Flushing	1	LS	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
18	Demobilization & Project Closeout	1	LS	\$15,500.00	\$15,500.00	\$15,500.00	\$15,500.00
TOTAL - ADDITIVE ALTERNATE NO. 2				\$3,267,950.00		\$3,503,629.20	

Eustis' Cost Share Amount for Upgrading to
16" Force Main

\$771,850.00	\$909,460.00
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LOCATION: ORLANDOUG
WAREHOUSE: 126
801 THORPE ROAD
ORLANDO, FL 32824-8016

Phone:407-859-7473
Fax:407-859-9561

Project: Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Job Location: City of Umatilla & Eustis
Bid Date: 3/2/2021
Bid Time: 2:00PM
Quoted By:
Engineer: Mittauer & Associates, Inc. **Plan Date:** 1/15/21
Addendum: 2

Job Notes:

PVC and Fusible PVC must be orderd by 4/30/21 or pricing will need to be updated.

This project is bid per AIS Specifications.

It is assumed that the System Supplier will supply both Flow Meters associated with Plant Portion and the Line Portion.

Base Bid Umatilla 5, Base Bid Eustis 4 & Alt Bid 2 Eustis 4 - DI Fittings, Epoxy Lined

The per lb price provided at each of the above listed bid items is done so as a courtesy to the contractor to be used for bidding purposes only. The per lb unit price provided is not to be used by the contractor for payment of fittings and/or restraints to Ferguson. Any and all Fittings and Restraints ordered for and shipped to this project will be invoiced and paid at the negotiated contracted unit price of each



Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

BIDDING
CONTRACTOR-ORLANDO

Qty	UM	Description / Comments	Bid Price	Ext Price
Base Bid Umatilla 3				
Umatilla 12" PVC Force Main, Conventional Install				
PVC Pipe Must Be Ordered by 4/30/21				
7,540	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$19.62	\$147,934.80
8,000	M	14GA 500 FT Irrigation Underground Feeder WIRE Green	\$120.00	\$960.00
8	EA	3 X 1000 Detectable Tape - FORCE MAIN Green	\$35.00	\$280.00
8	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$96.00
PVC Pipe Must Be Ordered by 4/30/21:				\$149,270.80
Bell Restraints				
34	EA	12 Joint Restraint DEV for C900	\$115.00	\$3,910.00
Bell Restraints:				\$3,910.00
Umatilla 12" PVC Force Main, Conventional Install:				\$153,180.80
Base Bid Umatilla 3:				\$153,180.80
Base Bid Umatilla 4				
Umatilla 12" Fusible PVC FM, Directionally Drilled				
Fusible PVC Pipe Must Be Ordered by 4/30/21				
4,320	FT	12 DR18 Green PVC FUSIBLE Pipe	\$39.15	\$169,128.00
9,000	M	8GA 45MM 1000FT SS TRCR WIRE GREEN SP-TW8SLDHD45G1000	\$768.00	\$6,912.00
Fusible PVC Pipe Must Be Ordered by 4/30/21:				\$176,040.00
Umatilla 12" Fusible PVC FM, Directionally Drilled:				\$176,040.00
Base Bid Umatilla 4:				\$176,040.00
Base Bid Umatilla 5				
Umatilla Ductile Iron Fittings, Epoxy-Lined				
Est Cost / Lb (Including Restraints) = \$5.05				
1	EA	DOM 12X6 MJ C153 P-401 WYE L/A	\$1,012.00	\$1,012.00
2	EA	DOM 12 MJ C153 P-401 90 BEND L/A	\$768.00	\$1,536.00
16	EA	DOM 12 MJ C153 P-401 45 BEND L/A	\$652.00	\$10,432.00
9	EA	DOM 12 MJ C153 P-401 11-1/4 L/A	\$565.00	\$5,085.00
1	EA	DOM 12 MJ C153 P-401 SLD CAP L/A	\$384.00	\$384.00
1	EA	DOM 12 MJ C153 P-401 SLD PLUG	\$407.00	\$407.00
57	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$5,643.00
1	EA	6 MEGALUG EBAASEAL Accessory PKG for PVC	\$41.00	\$41.00
1	EA	DOM 12 Mechanical Joint Bolt & Gasket Pack Less GLAND	\$35.00	\$35.00
Est Cost / Lb (Including Restraints) = \$5.05:				\$24,575.00
Umatilla Ductile Iron Fittings, Epoxy-Lined:				\$24,575.00
Base Bid Umatilla 5:				\$24,575.00
Base Bid Umatilla 6a				
Umatilla 12" Gate Valve & Box				



Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Qty	UM	Description / Comments	Bid Price	Ext Price
12	EA	12 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$1,584.00	\$19,008.00
23	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$2,277.00
12	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$1,380.00

: **\$22,665.00**

Umatilla 12" Gate Valve & Box: **\$22,665.00**

Base Bid Umatilla 6a: **\$22,665.00**

Base Bid Umatilla 6b

Umatilla 6" Gate Valve & Box

1	EA	6 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$505.00	\$505.00
2	EA	6 MEGALUG EBAASEAL Accessory PKG for PVC	\$41.00	\$82.00
1	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$115.00

: **\$702.00**

Umatilla 6" Gate Valve & Box: **\$702.00**

Base Bid Umatilla 6b: **\$702.00**

Base Bid Umatilla 7

Umatilla Connection to Exist. 6" FM

20	FT	6 C900 DR25 PVC Gasket Joint Green Pipe	\$5.44	\$108.80
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: **\$108.80**

MJ Fittings

1	EA	DOM 6 MJ C153 P-401 LONG SLV L/A	\$237.00	\$237.00
2	EA	6 MEGALUG EBAASEAL Accessory PKG for PVC	\$41.00	\$82.00

MJ Fittings: **\$319.00**

Umatilla Connection to Exist. 6" FM: **\$427.80**

Base Bid Umatilla 7: **\$427.80**

Base Bid Umatilla 8

Umatilla Air Release Valve Assy

9	EA	12 X 2 Iron Pipe Double STRAP Stainless Steel EPOXY Saddle	\$147.00	\$1,323.00
9	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$90.00
9	EA	Lead Law Compliant 2 Bronze 125# Threaded NRS GATE	\$120.00	\$1,080.00
18	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$234.00
9	EA	2 X 1 SEWAGE Combination Air Valve With BCKFLSH	\$2,500.00	\$22,500.00

: **\$25,227.00**

Umatilla Air Release Valve Assy: **\$25,227.00**

Base Bid Umatilla 8: **\$25,227.00**

Base Bid Umatilla 9



Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Qty	UM	Description / Comments	Bid Price	Ext Price
Umatilla Metering / Sampling Station				
Flow Meter Assumed By Others				
2	EA	DOM 12 MJ C153 P-401 90 BEND L/A	\$768.00	\$1,536.00
1	EA	DOM 12X6'0 FXP P-401 PC DI SPL SP-DFPPP4PC12U	\$1,045.00	\$1,045.00
1	EA	DOM 12 DI 125# FLG P-401 90 BEND	\$1,478.00	\$1,478.00
2	EA	12 Flanged Resilient Wedge Ductile Iron Open Left GATE Valve	\$1,570.00	\$3,140.00
1	EA	DOM 12X3'0 FXP P-401 PC DI SPL SP-DFFP4PC12M	\$1,072.00	\$1,072.00
1	EA	DOM 12X1'3 FXP P-401 PC DI SPL SP-DFFP4PC12GM	\$902.00	\$902.00
1	EA	DOM 12 DI 125# FLG P401 90 TAP 2" SP-DF9P412TK	\$1,659.00	\$1,659.00
1	EA	DOM 12X6'0 FXP P401 PC DI TAP 2" SP-DFPPP4PC12UTK	\$1,381.00	\$1,381.00
2	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$198.00
2	EA	12 MEGALUG EBAASEAL Accessory PKG for Ductile Iron	\$90.00	\$180.00
8	EA	12 316 SS DOM 150# RR FF 1/8 FLG PK SP-BFFK123DM	\$282.00	\$2,256.00
2	EA	DOM 12 316 SS ADJ PIPE SUPPORT SP-DS6APSS12	\$571.00	\$1,142.00
Flow Meter Assumed By Others:				<u>\$15,989.00</u>
Sample Tap				
1	EA	2XCL Schedule 40 316 L WLD Nipple TBE	\$10.00	\$10.00
1	EA	Lead Law Compliant 2 Stainless Steel 1000# Threaded Full Port BV	\$155.00	\$155.00
1	EA	2X3 S40 316L WLD NIP TBE	\$12.00	\$12.00
1	EA	Lead Law Compliant 2 FIP X CTS Comp Coupling	\$88.00	\$88.00
100	C	2 X 100 CTS SDR9 HDPE Pipe 200 # Green	\$160.00	\$160.00
Sample Tap:				<u>\$425.00</u>
Air Release Valve Assy				
1	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$10.00
2	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$26.00
1	EA	Lead Law Compliant 2 Stainless Steel 1000# Threaded Full Port BV Quoting SS Ball Valve in Lieu of AIS Threaded Gate Valve.	\$155.00	\$155.00
1	EA	2 X 1 SEWAGE Combination Air Valve With BCKFLSH	\$2,500.00	\$2,500.00
Air Release Valve Assy:				<u>\$2,691.00</u>
Umatilla Metering / Sampling Station:				<u>\$19,105.00</u>
Base Bid Umatilla 9:				<u>\$19,105.00</u>
Base Bid Eustis #2				
Eustis 12" PVC Force Main, Conventional Install				
PVC Pipe Must Be Ordered by 4/30/21				
11,000	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$19.62	\$215,820.00
11,000	M	14GA 500 FT Irrigation Underground Feeder WIRE Green	\$120.00	\$1,320.00



Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Qty	UM	Description / Comments	Bid Price	Ext Price
11	EA	3 X 1000 Detectable Tape - FORCE MAIN Green	\$35.00	\$385.00
11	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$132.00
PVC Pipe Must Be Ordered by 4/30/21:				\$217,657.00
Bell Restraints				
54	EA	12 Joint Restraint DEV for C900	\$115.00	\$6,210.00
Bell Restraints:				\$6,210.00
Eustis 12" PVC Force Main, Conventional Install:				\$223,867.00
Base Bid Eustis #2:				\$223,867.00
Base Bid Eustis #3				
Eustis 12" Fusible PVC FM, Directionally Drilled				
Fusible PVC Pipe Must Be Ordered by 4/30/21				
10,000	FT	12 DR18 Green PVC FUSIBLE Pipe Refer to Separate quote from Aegion/Underground Solutions for Fusion Services, Pulling Head Rental as well as their full terms and conditions.	\$39.15	\$391,500.00
20,000	M	8GA 45MM 1000FT SS TRCR WIRE GREEN SP-TW8SLDHD45G1000	\$768.00	\$15,360.00
Fusible PVC Pipe Must Be Ordered by 4/30/21:				\$406,860.00
Eustis 12" Fusible PVC FM, Directionally Drilled:				\$406,860.00
Base Bid Eustis #3:				\$406,860.00
Base Bid Eustis #4				
Eustis Ductile Iron Fittings, Epoxy-Lined				
Est Cost / Lb (Including Restraints) = \$5.05				
5	EA	DOM 12 MJ C153 P-401 TEE L/A	\$928.00	\$4,640.00
5	EA	DOM 12 MJ C153 P-401 90 BEND L/A	\$768.00	\$3,840.00
16	EA	DOM 12 MJ C153 P-401 45 BEND L/A	\$652.00	\$10,432.00
2	EA	DOM 12 MJ C153 P-401 22-1/2 L/A	\$585.00	\$1,170.00
24	EA	DOM 12 MJ C153 P-401 11-1/4 L/A	\$565.00	\$13,560.00
4	EA	DOM 12 MJ C153 P-401 LONG SLV L/A	\$558.00	\$2,232.00
5	EA	DOM 12 MJ C153 P-401 SLD PLUG	\$407.00	\$2,035.00
117	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$11,583.00
5	EA	DOM 12 Mechanical Joint Bolt & Gasket Pack Less GLAND	\$35.00	\$175.00
Est Cost / Lb (Including Restraints) = \$5.05:				\$49,667.00
Eustis Ductile Iron Fittings, Epoxy-Lined:				\$49,667.00
Base Bid Eustis #4:				\$49,667.00
Base Bid Eustis #5				
Eustis 12 MJ Gate Valve & Box				
22	EA	12 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$1,584.00	\$34,848.00
39	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$3,861.00
22	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$2,530.00



Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Qty	UM	Description / Comments	Bid Price	Ext Price
			:	<u>\$41,239.00</u>
Eustis 12 MJ Gate Valve & Box:				<u>\$41,239.00</u>
Base Bid Eustis #5:				<u>\$41,239.00</u>
Base Bid Eustis #6				
Eustis Air Release Valve Assy				
*Qty of 20 on our Takeoff				
19	EA	12 X 2 Iron Pipe Double STRAP Stainless Steel EPOXY Saddle	\$147.00	\$2,793.00
19	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$190.00
19	EA	Lead Law Compliant 2 Bronze 125# Threaded NRS GATE	\$120.00	\$2,280.00
19	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$247.00
19	EA	2 ARI D025 SS THRD LONG VERSION USA SP-AD025LT02SSDOM	\$5,503.00	\$104,557.00
			*Qty of 20 on our Takeoff:	<u>\$110,067.00</u>
Eustis Air Release Valve Assy:				<u>\$110,067.00</u>
Base Bid Eustis #6:				<u>\$110,067.00</u>
Base Bid Eustis #7				
Eustis 18" PVC Gravity Sewer				
20	FT	18 CL250 P-401 Ductile Iron FASTITE Pipe	\$89.50	\$1,790.00
1	EA	DOM 18 MJ C110 P-401 WYE L/A Fitting is not available in Domestic C153 pattern Quoting Full Body C110 and it has a10 Week Lead Time ARO.	\$7,223.00	\$7,223.00
1	EA	DOM 18 MJ C153 P-401 90 BEND L/A	\$2,060.00	\$2,060.00
1	EA	DOM 18 MJ C153 P-401 45 BEND L/A	\$1,609.00	\$1,609.00
7	EA	18 MEGALUG EBAASEAL Accessory PKG for Ductile Iron	\$206.00	\$1,442.00
			:	<u>\$14,124.00</u>
PVC Pipe Must Be Ordered by 4/30/21				
672	FT	18 X 14 F679 PS46 PVC Gasket Joint Sewer Pipe	\$30.84	\$20,724.48
1	EA	3 X 1000 Underground Detectable Sewer Green	\$35.00	\$35.00
1	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$12.00
			PVC Pipe Must Be Ordered by 4/30/21:	<u>\$20,771.48</u>
Eustis 18" PVC Gravity Sewer:				<u>\$34,895.48</u>
Base Bid Eustis #7:				<u>\$34,895.48</u>
Alt 2 Bid Eustis 2				
Eustis 16" PVC Force Main, Conventional Install				
PVC Pipe Must Be Ordered by 4/30/21				
11,000	FT	16 C905 DR25 CL165 PVC Gasket Joint Green PIP	\$37.64	\$414,040.00
11,000	M	14GA 500 FT Irrigation Underground Feeder WIRE Green	\$120.00	\$1,320.00
11	EA	3 X 1000 Detectable Tape - FORCE MAIN Green	\$35.00	\$385.00
11	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$132.00
			PVC Pipe Must Be Ordered by 4/30/21:	<u>\$415,877.00</u>

4/28/2021

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Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Qty	UM	Description / Comments	Bid Price	Ext Price
Bell Restraint				
78	EA	16 PVC Bell Restraint HRNS	\$303.00	\$23,634.00
			Bell Restraint:	<u>\$23,634.00</u>
			Eustis 16" PVC Force Main, Conventional Install:	<u>\$439,511.00</u>
			Alt 2 Bid Eustis 2:	<u>\$439,511.00</u>
Alt 2 Bid Eustis 3				
Eustis 16" Fusible PVC FM, Directionally Drilled				
Fusible PVC Pipe Must Be Ordered by 4/30/21				
10,000	FT	16 C905 DR18 Green PVC FUSIBLE Pipe	\$67.35	\$673,500.00
20,000	M	8GA 45MM 1000FT SS TRCR WIRE GREEN SP-TW8SLDHD45G1000	\$768.00	\$15,360.00
			Fusible PVC Pipe Must Be Ordered by 4/30/21:	<u>\$688,860.00</u>
			Eustis 16" Fusible PVC FM, Directionally Drilled:	<u>\$688,860.00</u>
			Alt 2 Bid Eustis 3:	<u>\$688,860.00</u>
Alt 2 Bid Eustis 4				
Eustis DI Fittings, Epoxy Lined				
Est Cost / Lb (Including Restraints) = \$5.34				
2	EA	DOM 16 MJ C153 P-401 TEE L/A	\$2,208.00	\$4,416.00
3	EA	DOM 16X12 MJ C153 P-401 TEE L/A	\$1,806.00	\$5,418.00
5	EA	DOM 16 MJ C153 P-401 90 BEND L/A	\$1,555.00	\$7,775.00
16	EA	DOM 16 MJ C153 P-401 45 BEND L/A	\$1,259.00	\$20,144.00
2	EA	DOM 16 MJ C153 P-401 22-1/2 L/A	\$1,220.00	\$2,440.00
24	EA	DOM 16 MJ C153 P-401 11-1/4 L/A	\$1,220.00	\$29,280.00
3	EA	DOM 16X12 MJ C153 P-401 RED L/A	\$929.00	\$2,787.00
5	EA	DOM 12 MJ C153 P-401 SLD PLUG	\$407.00	\$2,035.00
109	EA	16 MEGALUG EBAASEAL Accessory PKG for PVC	\$194.00	\$21,146.00
3	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$297.00
5	EA	DOM 12 Mechanical Joint Bolt & Gasket Pack Less GLAND	\$35.00	\$175.00
			Est Cost / Lb (Including Restraints) = \$5.34:	<u>\$95,913.00</u>
			Eustis DI Fittings, Epoxy Lined:	<u>\$95,913.00</u>
			Alt 2 Bid Eustis 4:	<u>\$95,913.00</u>
Alt 2 Bid Eustis 5a				
Eustis 16" MJ Gate Valve & Box				
Qty of 20 on our Takeoff				
18	EA	16 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$3,500.00	\$63,000.00
36	EA	16 MEGALUG EBAASEAL Accessory PKG for PVC	\$194.00	\$6,984.00
18	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$2,070.00
			Qty of 20 on our Takeoff:	<u>\$72,054.00</u>
			Eustis 16" MJ Gate Valve & Box:	<u>\$72,054.00</u>



Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Qty	UM	Description / Comments	Bid Price	Ext Price
			Alt 2 Bid Eustis 5a:	<u>\$72,054.00</u>
Alt 2 Bid Eustis 5b				
Eustis 12" Gate Valve & Box				
Qty of 5 on our Takeoff				
4	EA	12 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$1,584.00	\$6,336.00
4	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$396.00
4	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$460.00
20	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$19.62	\$392.40
			Qty of 5 on our Takeoff:	<u>\$7,584.40</u>
			Eustis 12" Gate Valve & Box:	<u>\$7,584.40</u>
			Alt 2 Bid Eustis 5b:	<u>\$7,584.40</u>
Alt 2 Bid Eustis 6				
Eustis 16x2 Air Release Assy				
Qty of 20 on our Takeoff				
19	EA	16 X 2 Iron Pipe Double Strap Stainless Steel Epoxy Saddle	\$184.00	\$3,496.00
19	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$190.00
19	EA	Lead Law Compliant 2 Bronze 125# Threaded NRS GATE	\$120.00	\$2,280.00
19	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$247.00
19	EA	2 ARI D025 SS THRD LONG VERSION USA SP-AD025LT02SSDOM	\$5,503.00	\$104,557.00
			Qty of 20 on our Takeoff:	<u>\$110,770.00</u>
			Eustis 16x2 Air Release Assy:	<u>\$110,770.00</u>
			Alt 2 Bid Eustis 6:	<u>\$110,770.00</u>
Alt 3 Bid Eustis 1				
Eustis 16 MJ Plug Valve Alternate				
Qty of 20 on our Takeoff				
18	EA	16 Mechanical Joint Non Lube PLUG W/GEAR Valve L/A 18-20 Week Lead Time on AIS Certified Plug Valves	\$6,745.00	\$121,410.00
36	EA	16 MEGALUG EBAASEAL Accessory PKG for PVC	\$194.00	\$6,984.00
18	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$2,070.00
			Qty of 20 on our Takeoff:	<u>\$130,464.00</u>
			Eustis 16 MJ Plug Valve Alternate:	<u>\$130,464.00</u>
			Alt 3 Bid Eustis 1:	<u>\$130,464.00</u>
Alt 3 Bid Eustis 2				
Eustis 12 MJ Plug Valve Alternate				
Qty of 5 on our Takeoff				
4	EA	12 Mechanical Joint Non Lube PLUG W/GEAR Valve L/A 18-20 Week Lead Time on AIS Certified Plug Valves	\$4,372.00	\$17,488.00
4	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$396.00
4	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$460.00



Sewerline Interconnect - Line Portion Base + Alt Rev 2 (SU)

Qty	UM	Description / Comments	Bid Price	Ext Price
20	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$19.62	\$392.40
			Qty of 5 on our Takeoff:	<u>\$18,736.40</u>
			Eustis 12 MJ Plug Valve Alternate:	<u>\$18,736.40</u>
			Alt 3 Bid Eusts 2:	<u>\$18,736.40</u>

Net Total: \$2,852,410.88

Estimated Tax: \$171,194.65

Grand Total: \$3,023,605.53

Quoted prices are based upon receipt of the total quantity for immediate shipment (48) hours. SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT THE TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE. CONTACT YOUR SALES REPRESENTATIVE IMMEDIATELY FOR ASSISTANCE WITH DBE/MBE/WBE/SMALL BUSINESS REQUIREMENTS.

Job Terms: Due to manufacturer supply issues, all quotations and orders are subject to availability and final prices are subject to change to the price in effect at the time of delivery



LOCATION: ORLANDOUG
WAREHOUSE: 126
801 THORPE ROAD
ORLANDO, FL 32824-8016

Phone:407-859-7473
Fax:407-859-9561

Project: Sewerline Interconnect Umatilla to Eustis Line Portion

Job Location: City of Umatilla & Eustis
Bid Date: 3/2/2021
Bid Time: 2:00PM
Quoted By:
Engineer: Mittauer & Associates, Inc. **Plan Date:** 1/15/21
Addendum: 2

Job Notes:

Per Manf Terms
Order by: 3/25/21
Ship by: 4/25/21

This project is bid per AIS Specifications.

It is assumed that the System Supplier will supply both Flow Meters associated with Plant Portion and the Line Portion.

Base Bid Umatilla 5, Base Bid Eustis 4 & Alt Bid 2 Eustis 4 - DI Fittings, Epoxy Lined

The per lb price provided at each of the above listed bid items is done so as a courtesy to the contractor to be used for bidding purposes only. The per lb unit price provided is not to be used by the contractor for payment of fittings and/or restraints to Ferguson. Any and all Fittings and Restraints ordered for and shipped to this project will be invoiced and paid at the negotiated contracted unit price of each



Sewerline Interconnect Umatilla to Eustis Line Portion

BIDDING
CONTRACTOR-ORLANDO

Qty	UM	Description / Comments	Bid Price	Ext Price
Base Bid Umatilla 3				
Umatilla 12" PVC Force Main, Conventional Install				
7,540	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$14.95	\$112,723.00
8,000	M	14GA 500 FT Irrigation Underground Feeder WIRE Green	\$120.00	\$960.00
8	EA	3 X 1000 Detectable Tape - FORCE MAIN Green	\$35.00	\$280.00
8	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$96.00
			:	\$114,059.00
Bell Restraints				
34	EA	12 Joint Restraint DEV for C900	\$115.00	\$3,910.00
			Bell Restraints:	\$3,910.00
			Umatilla 12" PVC Force Main, Conventional Install:	\$117,969.00
			Base Bid Umatilla 3:	\$117,969.00
Base Bid Umatilla 4				
Umatilla 12" Fusible PVC FM, Directionally Drilled				
4,320	FT	12 DR18 Green PVC FUSIBLE Pipe	\$35.00	\$151,200.00
9,000	M	8GA 45MM 1000FT SS TRCR WIRE GREEN SP-TW8SLDHD45G1000	\$768.00	\$6,912.00
			:	\$158,112.00
			Umatilla 12" Fusible PVC FM, Directionally Drilled:	\$158,112.00
			Base Bid Umatilla 4:	\$158,112.00
Base Bid Umatilla 5				
Umatilla Ductile Iron Fittings, Epoxy-Lined				
Est Cost / Lb (Including Restraints) = \$5.05				
1	EA	DOM 12X6 MJ C153 P-401 WYE L/A	\$1,012.00	\$1,012.00
2	EA	DOM 12 MJ C153 P-401 90 BEND L/A	\$768.00	\$1,536.00
16	EA	DOM 12 MJ C153 P-401 45 BEND L/A	\$652.00	\$10,432.00
9	EA	DOM 12 MJ C153 P-401 11-1/4 L/A	\$565.00	\$5,085.00
1	EA	DOM 12 MJ C153 P-401 SLD CAP L/A	\$384.00	\$384.00
1	EA	DOM 12 MJ C153 P-401 SLD PLUG	\$407.00	\$407.00
57	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$5,643.00
1	EA	6 MEGALUG EBAASEAL Accessory PKG for PVC	\$41.00	\$41.00
1	EA	DOM 12 Mechanical Joint Bolt & Gasket Pack Less GLAND	\$35.00	\$35.00
			Est Cost / Lb (Including Restraints) = \$5.05:	\$24,575.00
			Umatilla Ductile Iron Fittings, Epoxy-Lined:	\$24,575.00
			Base Bid Umatilla 5:	\$24,575.00
Base Bid Umatilla 6a				
Umatilla 12" Gate Valve & Box				



Sewerline Interconnect Umatilla to Eustis Line Portion

Qty	UM	Description / Comments	Bid Price	Ext Price
12	EA	12 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$1,461.00	\$17,532.00
23	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$2,277.00
12	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$1,380.00

: **\$21,189.00**
Umatilla 12" Gate Valve & Box: **\$21,189.00**
Base Bid Umatilla 6a: **\$21,189.00**

Base Bid Umatilla 6b
Umatilla 6" Gate Valve & Box

1	EA	6 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$466.00	\$466.00
2	EA	6 MEGALUG EBAASEAL Accessory PKG for PVC	\$41.00	\$82.00
1	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$115.00

: **\$663.00**
Umatilla 6" Gate Valve & Box: **\$663.00**
Base Bid Umatilla 6b: **\$663.00**

Base Bid Umatilla 7
Umatilla Connection to Exist. 6" FM

20	FT	6 C900 DR25 PVC Gasket Joint Green Pipe	\$4.12	\$82.40
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MJ Fittings

1	EA	DOM 6 MJ C153 P-401 LONG SLV L/A	\$237.00	\$237.00
2	EA	6 MEGALUG EBAASEAL Accessory PKG for PVC	\$41.00	\$82.00

MJ Fittings: **\$319.00**
Umatilla Connection to Exist. 6" FM: **\$401.40**
Base Bid Umatilla 7: **\$401.40**

Base Bid Umatilla 8
Umatilla Air Release Valve Assy

9	EA	12 X 2 Iron Pipe Double STRAP Stainless Steel EPOXY Saddle	\$147.00	\$1,323.00
9	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$90.00
9	EA	Lead Law Compliant 2 Bronze 125# Threaded NRS GATE	\$120.00	\$1,080.00
18	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$234.00
9	EA	2 X 1 SEWAGE Combination Air Valve With BCKFLSH	\$2,500.00	\$22,500.00

: **\$25,227.00**
Umatilla Air Release Valve Assy: **\$25,227.00**
Base Bid Umatilla 8: **\$25,227.00**

Base Bid Umatilla 9



Sewerline Interconnect Umatilla to Eustis Line Portion

Qty	UM	Description / Comments	Bid Price	Ext Price
Umatilla Metering / Sampling Station				
Flow Meter Assumed By Others				
2	EA	DOM 12 MJ C153 P-401 90 BEND L/A	\$768.00	\$1,536.00
1	EA	DOM 12X6'0 FXP P-401 PC DI SPL SP-DFPPP4PC12U	\$1,045.00	\$1,045.00
1	EA	DOM 12 DI 125# FLG P-401 90 BEND	\$1,478.00	\$1,478.00
2	EA	12 Flanged Resilient Wedge Ductile Iron Open Left GATE Valve	\$1,448.00	\$2,896.00
1	EA	DOM 12X3'0 FXP P-401 PC DI SPL SP-DFPPP4PC12M	\$1,072.00	\$1,072.00
1	EA	DOM 12X1'3 FXP P-401 PC DI SPL SP-DFPPP4PC12GM	\$902.00	\$902.00
1	EA	DOM 12 DI 125# FLG P401 90 TAP 2" SP-DF9P412TK	\$1,659.00	\$1,659.00
1	EA	DOM 12X6'0 FXP P401 PC DI TAP 2" SP-DFPPP4PC12UTK	\$1,381.00	\$1,381.00
2	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$198.00
2	EA	12 MEGALUG EBAASEAL Accessory PKG for Ductile Iron	\$90.00	\$180.00
8	EA	12 316 SS DOM 150# RR FF 1/8 FLG PK SP-BFFK123DM	\$282.00	\$2,256.00
2	EA	DOM 12 316 SS ADJ PIPE SUPPORT SP-DS6APSS12	\$571.00	\$1,142.00
Flow Meter Assumed By Others:				<u>\$15,745.00</u>
Sample Tap				
1	EA	2XCL Schedule 40 316 L WLD Nipple TBE	\$10.00	\$10.00
1	EA	Lead Law Compliant 2 Stainless Steel 1000# Threaded Full Port BV	\$155.00	\$155.00
1	EA	2X3 S40 316L WLD NIP TBE	\$12.00	\$12.00
1	EA	Lead Law Compliant 2 FIP X CTS Comp Coupling	\$88.00	\$88.00
100	C	2 X 100 CTS SDR9 HDPE Pipe 200 # Green	\$160.00	\$160.00
Sample Tap:				<u>\$425.00</u>
Air Release Valve Assy				
1	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$10.00
2	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$26.00
1	EA	Lead Law Compliant 2 Stainless Steel 1000# Threaded Full Port BV Quoting SS Ball Valve in Lieu of AIS Threaded Gate Valve.	\$155.00	\$155.00
1	EA	2 X 1 SEWAGE Combination Air Valve With BCKFLSH	\$2,500.00	\$2,500.00
Air Release Valve Assy:				<u>\$2,691.00</u>
Umatilla Metering / Sampling Station:				<u>\$18,861.00</u>
Base Bid Umatilla 9:				<u>\$18,861.00</u>
Base Bid Eustis #2				
Eustis 12" PVC Force Main, Conventional Install				
11,000	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$14.95	\$164,450.00
11,000	M	14GA 500 FT Irrigation Underground Feeder WIRE Green	\$120.00	\$1,320.00



Sewerline Interconnect Umatilla to Eustis Line Portion

Qty	UM	Description / Comments	Bid Price	Ext Price
11	EA	3 X 1000 Detectable Tape - FORCE MAIN Green	\$35.00	\$385.00
11	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$132.00
			:	\$166,287.00

Bell Restraints

54	EA	12 Joint Restraint DEV for C900	\$115.00	\$6,210.00
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Bell Restraints: **\$6,210.00**

Eustis 12" PVC Force Main, Conventional Install: **\$172,497.00**

Base Bid Eustis #2: **\$172,497.00**

Base Bid Eustis #3

Eustis 12" Fusible PVC FM, Directionally Drilled

10,000	FT	12 DR18 Green PVC FUSIBLE Pipe Refer to Separate quote from Aegion/Underground Solutions for Fusion Services, Pulling Head Rental as well as their full terms and conditions.	\$35.00	\$350,000.00
20,000	M	8GA 45MM 1000FT SS TRCR WIRE GREEN SP-TW8SLDHD45G1000	\$768.00	\$15,360.00

:

\$365,360.00

Eustis 12" Fusible PVC FM, Directionally Drilled: **\$365,360.00**

Base Bid Eustis #3: **\$365,360.00**

Base Bid Eustis #4

Eustis Ductile Iron Fittings, Epoxy-Lined

Est Cost / Lb (Including Restraints) = \$5.05

5	EA	DOM 12 MJ C153 P-401 TEE L/A	\$928.00	\$4,640.00
5	EA	DOM 12 MJ C153 P-401 90 BEND L/A	\$768.00	\$3,840.00
16	EA	DOM 12 MJ C153 P-401 45 BEND L/A	\$652.00	\$10,432.00
2	EA	DOM 12 MJ C153 P-401 22-1/2 L/A	\$585.00	\$1,170.00
24	EA	DOM 12 MJ C153 P-401 11-1/4 L/A	\$565.00	\$13,560.00
4	EA	DOM 12 MJ C153 P-401 LONG SLV L/A	\$558.00	\$2,232.00
5	EA	DOM 12 MJ C153 P-401 SLD PLUG	\$407.00	\$2,035.00
117	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$11,583.00
5	EA	DOM 12 Mechanical Joint Bolt & Gasket Pack Less GLAND	\$35.00	\$175.00

Est Cost / Lb (Including Restraints) = \$5.05: **\$49,667.00**

Eustis Ductile Iron Fittings, Epoxy-Lined: **\$49,667.00**

Base Bid Eustis #4: **\$49,667.00**

Base Bid Eustis #5

Eustis 12 MJ Gate Valve & Box

22	EA	12 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$1,461.00	\$32,142.00
39	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$3,861.00
22	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$2,530.00



Sewerline Interconnect Umatilla to Eustis Line Portion

Qty	UM	Description / Comments	Bid Price	Ext Price
			:	<u>\$38,533.00</u>
			Eustis 12 MJ Gate Valve & Box:	<u>\$38,533.00</u>
			Base Bid Eustis #5:	<u>\$38,533.00</u>
Base Bid Eustis #6				
Eustis Air Release Valve Assy				
*Qty of 20 on our Takeoff				
19	EA	12 X 2 Iron Pipe Double STRAP Stainless Steel EPOXY Saddle	\$147.00	\$2,793.00
19	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$190.00
19	EA	Lead Law Compliant 2 Bronze 125# Threaded NRS GATE	\$120.00	\$2,280.00
19	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$247.00
19	EA	2 ARI D025 SS THRD LONG VERSION USA SP-AD025LT02SSDOM	\$5,503.00	\$104,557.00
			*Qty of 20 on our Takeoff:	<u>\$110,067.00</u>
			Eustis Air Release Valve Assy:	<u>\$110,067.00</u>
			Base Bid Eustis #6:	<u>\$110,067.00</u>
Base Bid Eustis #7				
Eustis 18" PVC Gravity Sewer				
20	FT	18 CL250 P-401 Ductile Iron FASTITE Pipe	\$89.50	\$1,790.00
672	FT	18 X 14 F679 PS46 PVC Gasket Joint Sewer Pipe	\$25.08	\$16,853.76
1	EA	DOM 18 MJ C110 P-401 WYE L/A Fitting is not available in Domestic C153 pattern Quoting Full Body C110 and it has a10 Week Lead Time ARO.	\$7,223.00	\$7,223.00
1	EA	3 X 1000 Underground Detectable Sewer Green	\$35.00	\$35.00
1	EA	DOM 18 MJ C153 P-401 90 BEND L/A	\$2,060.00	\$2,060.00
1	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$12.00
1	EA	DOM 18 MJ C153 P-401 45 BEND L/A	\$1,609.00	\$1,609.00
7	EA	18 MEGALUG EBAASEAL Accessory PKG for Ductile Iron	\$206.00	\$1,442.00
			:	<u>\$31,024.76</u>
			Eustis 18" PVC Gravity Sewer:	<u>\$31,024.76</u>
			Base Bid Eustis #7:	<u>\$31,024.76</u>
Alt 2 Bid Eustis 2				
Eustis 16" PVC Force Main, Conventional Install				
11,000	FT	16 C905 DR25 CL165 PVC Gasket Joint Green PIP	\$25.52	\$280,720.00
11,000	M	14GA 500 FT Irrigation Underground Feeder WIRE Green	\$120.00	\$1,320.00
11	EA	3 X 1000 Detectable Tape - FORCE MAIN Green	\$35.00	\$385.00
11	EA	1 Gallon 8 LB Pipe JT LUB NSF NEW FORM	\$12.00	\$132.00
			:	<u>\$282,557.00</u>
Bell Restraint				
78	EA	16 PVC Bell Restraint HRNS	\$303.00	\$23,634.00

3/1/2021

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Sewerline Interconnect Umatilla to Eustis Line Portion

Qty	UM	Description / Comments	Bid Price	Ext Price
			Bell Restraint:	<u>\$23,634.00</u>
			Eustis 16" PVC Force Main, Conventional Install:	<u>\$306,191.00</u>
			Alt 2 Bid Eustis 2:	<u>\$306,191.00</u>
Alt 2 Bid Eustis 3				
Eustis 16" Fusible PVC FM, Directionally Drilled				
10,000	FT	16 C905 DR18 Green PVC FUSIBLE Pipe	\$57.50	\$575,000.00
20,000	M	8GA 45MM 1000FT SS TRCR WIRE GREEN SP-TW8SLDHD45G1000	\$768.00	\$15,360.00
				<u>\$590,360.00</u>
			Eustis 16" Fusible PVC FM, Directionally Drilled:	<u>\$590,360.00</u>
			Alt 2 Bid Eustis 3:	<u>\$590,360.00</u>
Alt 2 Bid Eustis 4				
Eustis DI Fittings, Epoxy Lined				
Est Cost / Lb (Including Restraints) = \$5.34				
2	EA	DOM 16 MJ C153 P-401 TEE L/A	\$2,208.00	\$4,416.00
3	EA	DOM 16X12 MJ C153 P-401 TEE L/A	\$1,806.00	\$5,418.00
5	EA	DOM 16 MJ C153 P-401 90 BEND L/A	\$1,555.00	\$7,775.00
16	EA	DOM 16 MJ C153 P-401 45 BEND L/A	\$1,259.00	\$20,144.00
2	EA	DOM 16 MJ C153 P-401 22-1/2 L/A	\$1,220.00	\$2,440.00
24	EA	DOM 16 MJ C153 P-401 11-1/4 L/A	\$1,220.00	\$29,280.00
3	EA	DOM 16X12 MJ C153 P-401 RED L/A	\$929.00	\$2,787.00
5	EA	DOM 12 MJ C153 P-401 SLD PLUG	\$407.00	\$2,035.00
109	EA	16 MEGALUG EBAASEAL Accessory PKG for PVC	\$194.00	\$21,146.00
3	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$297.00
5	EA	DOM 12 Mechanical Joint Bolt & Gasket Pack Less GLAND	\$35.00	\$175.00
			Est Cost / Lb (Including Restraints) = \$5.34:	<u>\$95,913.00</u>
			Eustis DI Fittings, Epoxy Lined:	<u>\$95,913.00</u>
			Alt 2 Bid Eustis 4:	<u>\$95,913.00</u>
Alt 2 Bid Eustis 5a				
Eustis 16" MJ Gate Valve & Box				
Qty of 20 on our Takeoff				
18	EA	16 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$3,500.00	\$63,000.00
36	EA	16 MEGALUG EBAASEAL Accessory PKG for PVC	\$194.00	\$6,984.00
18	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$2,070.00
			Qty of 20 on our Takeoff:	<u>\$72,054.00</u>
			Eustis 16" MJ Gate Valve & Box:	<u>\$72,054.00</u>
			Alt 2 Bid Eustis 5a:	<u>\$72,054.00</u>
Alt 2 Bid Eustis 5b				



Sewerline Interconnect Umatilla to Eustis Line Portion

Qty	UM	Description / Comments	Bid Price	Ext Price
Eustis 12" Gate Valve & Box				
Qty of 5 on our Takeoff				
4	EA	12 Mechanical Joint Resilient Wedge Ductile Iron Open Left GATE Valve Less Accessories	\$1,461.00	\$5,844.00
4	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$396.00
4	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$460.00
20	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$14.95	\$299.00
Qty of 5 on our Takeoff:				<u>\$6,999.00</u>
Eustis 12" Gate Valve & Box:				<u>\$6,999.00</u>
Alt 2 Bid Eustis 5b:				<u>\$6,999.00</u>
Alt 2 Bid Eustis 6				
Eustis 16x2 Air Release Assy				
Qty of 20 on our Takeoff				
19	EA	16 X 2 Iron Pipe Double Strap Stainless Steel Epoxy Saddle	\$184.00	\$3,496.00
19	EA	Lead Law Compliant 2 X 3 Brass Nipple GBL	\$10.00	\$190.00
19	EA	Lead Law Compliant 2 Bronze 125# Threaded NRS GATE	\$120.00	\$2,280.00
19	EA	Lead Law Compliant 2 X 4 Brass Nipple GBL	\$13.00	\$247.00
19	EA	2 ARI D025 SS THRD LONG VERSION USA SP-AD025LT02SSDOM	\$5,503.00	\$104,557.00
Qty of 20 on our Takeoff:				<u>\$110,770.00</u>
Eustis 16x2 Air Release Assy:				<u>\$110,770.00</u>
Alt 2 Bid Eustis 6:				<u>\$110,770.00</u>
Alt 3 Bid Eustis 1				
Eustis 16 MJ Plug Valve Alternate				
Qty of 20 on our Takeoff				
18	EA	16 Mechanical Joint Non Lube PLUG W/GEAR Valve L/A 18-20 Week Lead Time on AIS Certified Plug Valves	\$6,745.00	\$121,410.00
36	EA	16 MEGALUG EBAASEAL Accessory PKG for PVC	\$194.00	\$6,984.00
18	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$2,070.00
Qty of 20 on our Takeoff:				<u>\$130,464.00</u>
Eustis 16 MJ Plug Valve Alternate:				<u>\$130,464.00</u>
Alt 3 Bid Eustis 1:				<u>\$130,464.00</u>
Alt 3 Bid Eustis 2				
Eustis 12 MJ Plug Valve Alternate				
Qty of 5 on our Takeoff				
4	EA	12 Mechanical Joint Non Lube PLUG W/GEAR Valve L/A 18-20 Week Lead Time on AIS Certified Plug Valves	\$4,372.00	\$17,488.00
4	EA	12 MEGALUG EBAASEAL Accessory PKG for PVC	\$99.00	\$396.00
4	EA	2 Piece SC Cast Iron Valve Box 19-22 Sewer	\$115.00	\$460.00
20	FT	12 C900 DR25 PVC Gasket Joint Green Pipe	\$14.95	\$299.00
Qty of 5 on our Takeoff:				<u>\$18,643.00</u>



Sewerline Interconnect Umatilla to Eustis Line Portion

Qty	UM	Description / Comments	Bid Price	Ext Price
		Eustis 12 MJ Plug Valve Alternate:		<u>\$18,643.00</u>
		Alt 3 Bid Eustis 2:		<u>\$18,643.00</u>
Net Total:				\$2,465,540.16
Estimated Tax:				\$148,007.41
Grand Total:				\$2,613,547.57

Quoted prices are based upon receipt of the total quantity for immediate shipment (48) hours. SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT THE TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE. CONTACT YOUR SALES REPRESENTATIVE IMMEDIATELY FOR ASSISTANCE WITH DBE/MBE/WBE/SMALL BUSINESS REQUIREMENTS.

The World Health Organization has declared COVID-19 a Global Pandemic, and Ferguson's priority continues to be the health of our associates, our customers and the communities in which we live and work. In addition to ensuring all our locations are equipped with and using proper sanitization products and techniques.

Any Ferguson Associate who is not feeling well or is at high risk for contracting the virus is being asked to protect themselves and others by staying home.

Efforts to prevent the spread of COVID-19 have the potential to impact the global supply chain across many industries, Ferguson's Supply Chain, Procurement and Business Continuity. Teams are continually evaluating our supply chain from both sourcing and distribution perspectives and do not anticipate any significant disruptions based on information currently available. We are working together to plan for and mitigate any potential disruption so that we may quickly and effectively implement measures to keep business moving as usual.

Ferguson is committed to fulfilling requests for all bids as quoted - including pricing and inventory availability. Bid products and pricing are based on current knowledge at the time of the quote and have the potential to change.

We are committed to sharing additional information as it becomes available. In the meantime, should you have any questions, please reach out to your Sales Associate directly.

Thank you for your business and support.

Job Terms:



City of Eustis

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

Staff Report

TO: Eustis City Commission
FROM: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: RESOLUTION NUMBER 21-58: APPROVING A REVISED ASSIGNMENT OF THE DEVELOPER'S AGREEMENT AND FIRST AMENDMENT TO THE DEVELOPER'S AGREEMENT WITH REDTAIL CLUB SERVICES, LLC

Introduction:

Resolution Number 21-58 approves a revised assignment of the Developer's Agreement and First Amendment to Developer's Agreement with Redtail Club Services, LLC to Elimwood Orlando Golf Resort, LLC.

Background:

On June 3, 2021, the Commission approved Resolution Number 21-37 approving the assignment of the Developer's Agreement with Redtail Club Services to Deoworks Inc. dependent upon the closing of the sale of the property to Deoworks. They are now close to closing; however, the name of the purchaser has changed to Elimwood Orlando Golf Resort, LLC. Due to the name change, the City must approve a revised assignment agreement.

Attachments:

[Resolution No 21-58](#)

[Assignment of Developer's Agreement](#)

Reviewed by:

Ronald Neibert, City Manager

Mary Montez, City Clerk

Approved - 30 Jul 2021

Approved - 02 Aug 2021

RESOLUTION NUMBER 21-58

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE A REVISED ASSIGNMENT OF THE DEVELOPER'S AGREEMENT AND FIRST AMENDMENT TO DEVELOPER'S AGREEMENT WITH REDTAIL CLUB SERVICES, LLC (FORMERLY HEATHROW LAND COMPANY LIMITED PARTNERSHIP) TO ELIMWOOD ORLANDO GOLF RESORT, LLC RELATING TO THE PROVISION OF WATER, WASTEWATER AND RECLAIMED/REUSE WATER.

WHEREAS, the City and the Developer entered into a Developer's Agreement dated April 18, 2005; and

WHEREAS, the City and the Developer approved the First Amendment to the Developer's Agreement on August 12, 2005; and

WHEREAS, Redtail Club Services, LLC is the predecessor-in-interest in the real property which is the subject of the Developer's Agreement; and

WHEREAS, Redtail Club Services, LLC, now desires to sell the subject property to Elimwood Orlando Golf Resort, LLC.

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

The City Manager is authorized to execute the assignment of the Developer's Agreement between the City and Heathrow Land Company Limited Partnership to Elimwood Orlando Golf Resort, LLC, said assignment being contingent upon the purchase of the real property by the Purchaser.

DONE AND RESOLVED this 5th day of August, 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 5th day of August, 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 21-58 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

ASSIGNMENT OF DEVELOPER'S AGREEMENT

As of this, the ____ day of _____, 2021, **REDTAIL CLUB SERVICES, LLC**, a Florida limited liability company (hereinafter termed "Owner") whose mailing address is 26026 Member Lane, Sorrento, Florida 32776, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby assigns, transfers, conveys and sets over to **ELIMWOOD ORLANDO GOLF RESORT, LLC**, a Florida limited liability company ("Purchaser"), whose address is 2549 Route 22, Dover Plains, New York 12522, and hereby assigns to Purchaser all of Owner's right, title and interest in and to that certain Developer's Agreement and First Amendment to Developer's Agreement (collectively, the "Developer's Agreement") effective April 18, 2005, and August 12, 2005, respectively and recorded in Official Records Book 2902, Page 1528, and Book 2927, Page 2064, respectively, in the Public Records of Lake County, Florida. July 29, 2005, The Developer's Agreement was executed by and between the **CITY OF EUSTIS, FLORIDA**, a Florida municipal corporation (the "City") and 46-46A, LLC, a Florida limited liability company, the managing member of which is **HEATHROW LAND COMPANY LIMITED PARTNERSHIP**, a Florida Limited Partnership (the "Developer"). Developer is Owner's predecessor-in-interest in the real property which is the subject of the Developer's Agreement. This Assignment of Developer's Agreement ("Assignment"), includes an assignment by Owner to Purchaser of all of Owner's rights, powers, privileges, and obligations under the Developer's Agreement.

1. Representations and Warranties. Owner represents, warrants and covenants that:

- a) Owner is the owner of the real property described in the Developer's Agreement following issuance by the Lake County Clerk of Court of a Certificate of Title on or about December 12, 2011, following a foreclosure of property previously owned by 46/46A, LLC, in the Lake County Circuit Case styled, *Regions Bank v. 46/46A, LLC, et. al.*, Case number 11CA-2663, and following execution of the Special Warranty Deed and Quitclaim Deed by SLV Redtail, LLC to Owner, each dated February 19, 2016, and recorded in Official Records Book 4743, Page 606, and Book 4743, Page 621, respectively, all of the Public Records of Lake County, Florida.
- b) The Developer's Agreement, as of the date hereof, is in full force and effect and has not been supplemented, amended, modified, terminated or canceled in any way except as shown by the written terms set forth in the Development Agreement. To the best of Owner's knowledge, no breach or default exists under the Developer's Agreement.
- c) Owner has full power, right and authority to execute and deliver the Developer's Agreement and has full power, right and authority to execute and deliver this Assignment in accordance with Paragraph 19 of the Developer's Agreement recorded at Official Records Book 2902, Page 1528 of the Public Records of Lake County, Florida.
- d) Owner has not conveyed, transferred or assigned the Developer's Agreement or any of its right, title or interest therein and has not executed any other writing that may prevent Owner from, or limit Purchaser in, operating under the terms and provisions of this Assignment.
- e) Owner shall make no other assignment of the Developer's Agreement or of any right or interest therein.
- f) Owner shall perform and observe, in timely fashion, each of its covenants, conditions, obligations and agreements under the Developer's Agreement in strict accordance with the terms and conditions thereof, and shall cause City to do the same with respect to each of City's covenants, conditions, obligations and agreements thereunder.
- g) Except as may be presently set forth in the Developer's Agreement, Owner shall not further waive, or take any action or execute any agreement that could be interpreted to waive, or in any manner release

or discharge City from, any obligation or agreement under or related to the Developer's Agreement to be performed or observed by City, or permit any nonperformance thereof, but shall, at its sole cost and expense, enforce and secure the performance of all such obligations and agreements to be performed or observed by City.

2. Authorization to Exercise Rights. Owner hereby authorizes Purchaser to enforce Owner's rights under the Developer's Agreement. Owner hereby authorizes City to accept this Assignment and authorizes and directs City, to accept Purchaser in the place of Owner on the Developer's Agreement. This assignment does not release any obligations of any one who maintains ownership, all of whom are still bound by the Developer's Agreement, including, but not limited to, the requirement to annex.

3. Written Approval of City. By the signature below, City hereby approves this assignment in accordance with Paragraph 19 of the Developer's Agreement recorded at Official Records Book 2902, Page 1528 of the Public Records of Lake County, Florida.

4. Contingent Upon Closing of Purchase. This Assignment shall not be effective, and shall not be recorded in the Public Records of Lake County, Florida until Purchaser has closed on its purchase of the real property under the terms set forth in the Asset Sale and Purchase Agreement between Owner and Purchaser effective April 6, 2021. Should the closing of Purchaser's purchase of the real property not occur, than this Assignment shall be null and void. If the closing of Purchaser's purchase of the real property does occur, than this Assignment shall be recorded in the Public Records of Lake County, Florida and automatically valid.

5. Time of the Essence; Successors and Assigns. Time is of the essence hereof. This Assignment shall be binding upon Owner and its successors and assigns and shall inure to the benefit of Purchaser and its successors and assigns; this Assignment, however, is not intended to confer any rights or remedies upon any person other than the parties hereto and their successors and assigns.

6. Construction of Agreement. This Assignment shall apply to the parties hereto according to the context hereof, without regard to the number or gender of words or expressions used herein. The captions of paragraphs in this Assignment are for convenience and reference only, and in no way define, limit or describe the scope or intent of this Assignment or the provisions of such paragraphs. This Assignment shall be construed as a whole, in accordance with the fair meaning of its language, and, as each party has been represented by legal counsel of its choice or deliberately chosen not to be so represented, in the negotiation of this Assignment, neither this Assignment nor any provision thereof shall be construed for or against either party by reason of the identity of the party drafting the same.

"OWNER"

REDTAIL CLUB SERVICES, LLC

Kenneth Nairn, Managing Partner (Seal)

**ASSIGNMENT APPROVED BY
CITY OF EUSTIS, FLORIDA**

By: _____
Print Name: _____
Its: _____

Attest:

Print Name: _____
City Clerk



City of Eustis

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

Staff Report

TO: Eustis City Commission
FROM: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: RESOLUTION NUMBER 21-50: PRELIMINARY SUBDIVISION PLAT - ORANGE AVE TOWNHOMES

Introduction:

Resolution Number 21-50 approves a Preliminary Subdivision Plat for the Orange Ave. Townhomes, a 32-lot single-family attached (townhome) residential subdivision located on the south side of East Orange Avenue (between Abrams Rd. and Fruitwood Ave.).

Background:

See attached Staff Report.

Recommended Action:

The administration recommends approval of Resolution Number 21-50.

Alternatives:

1. Approve Resolution Number 21-50
2. Deny Resolution Number 21-50

Attachments:

[Community Meeting Summary](#)

[Resolution No. 21-50](#)

[Staff Report Resolution No. 21-50](#)

Reviewed by:

Ronald Neibert, City Manager
Mary Montez, City Clerk

Approved - 30 Jul 2021
Approved - 02 Aug 2021

COMMUNITY MEETING SUMMARY

April 28, 2021

Proposed Subdivision (Orange Ave Townhomes)

The Department of Development Services facilitated a Community Meeting held in the Eustis City Commission Chambers at 6:00 PM on April 28, 2021, to review a proposed development on approximately 3.7 acres of property located on the south side of East Orange Ave (between Abrams Road and Fruitwood Avenue).

Highlights of the meeting include the following:

1. Number of citizens present:

5, including the 1 person representing the applicant

2. Eustis staff present:

Lori Barnes, AICP, Development Services Director and Ashley Bunnell Sr. Staff Assistant

3. Noticing:

a. The City advertised the Community Meeting and sent notices to property owners within 500 feet. The applicant posted the site.

4. Nature of the proposal/meeting discussion:

a. At approximately 6:00 pm, Lori Barnes welcomed the attendees and explained the meeting is informal, with no decisions being made. Ms. Barnes explained the following:

- This community meeting is an opportunity for the developer's representative to review the proposed project prior to bringing a formal request to the City Commission.
- The property proposed development on approximately 3.7 acres of property located on the south side of East Orange Ave (between Abrams Road and Fruitwood Avenue).
- The land use designation of the property is Mixed Commercial/Residential which allows residential development up to 12 dwelling units per acre and commercial with a floor area ratio of 0.35. The design district of the property is Suburban Corridor which allows estate, house, cottage and duplex lot types as well as townhome and apartment lot types if 15% of the land area is dedicated to non-residential uses.
- The project proposes 8 dwelling units at a density of 8.7 dwelling units per acre.

Ms. Barnes then introduced the applicant's representatives Tim Green, Green Consulting Group.

b. Mr. Green used a proposed subdivision layout drawing and a PowerPoint to demonstrate the proposed project. He reviewed the site location and indicated a

total of 32 units with 4 dwelling units on each side of the street approximately 24 x 45. The units will be 2 story with a two car garage. The open space runs the perimeter of the property. On the north side of the property near Orange Ave there will be an access road for emergency access only (fire/ems/police) and two retention ponds. The access road will connect to the Dollar General property to the east of the property.

- c. A member of the public showed high concern of the traffic impact for the area once the development is completed. The exit from Fruitwood Ave and the proposed subdivision will be similar and this process is delayed often over 10 minutes. Mr. Green informed of there will be a turning lane into this development from Orange Ave and there is only one entry/exit from the proposed site. A traffic study will be prepared as required. Ms. Barnes advised that Orange Ave is a county maintained roadway. The appropriate parties with Lake County public works are copied on the plans/application and reviews those to give comments. Also, advised that the public is also available to reach out to the county about the traffic conditions and signalizations.
- d. Members of the public advised there are gopher tortoises and bears in this area and wanted to know the plan. Mr. Green advised that a study will be conducted to check the area for animals.
- e. A member of the public asked about the storm water runoff. Mr. Green pointed out that the site's storm water will run into the two retention ponds on the north side of the property near Orange Ave. Those ponds will be .21 and .22 acres. They are still in the process of checking with the layout and whether or not a fence may be needed around the ponds.
- f. A member of the public requested that the playground that is being planned in the south side of the property, be located in the south east corner behind Joleen Dr. They have several outdoor activities and do not want to cause any concerns.
- g. Mr. Green informed the public of the 30 ft buffer from the property line to the back of the lots. An attendee requested the possibility of a barrier wall on the west side of the property to also serve as a buffer. Concerns of the height of the wall were discussed. Mr. Green states that a 6ft wall is standard but in some circumstances an 8ft wall (top 2 ft lattice) would have to be discussed with the city.
- h. Mr. Green discussed the trees on site around the perimeter and adding to the existing trees. A member asked the sizes of the new trees going in. Mr. Green said around 2 ½ in diameter and 10ft tall. There will also be shrubs and an entry sign at the north end of the property near Orange Ave.
- i. A member of the public was concerned if any onsite storage (boats, RV etc.) would be allowed. Mr. Green stated those will not be allowed.
- j. An attendee inquired about sale price of the units. Ms. Barnes indicated she would follow-up with the applicant. The applicant has indicated pricing is not yet

available. A member of the public asked if the utilities will be underground. Mr. Green confirmed they would be underground.

- k. A member asked what the next step in the process will be. Mr. Green stated that the permitting process could be anywhere from 6 to 9 months. Ms. Barnes summarized the review processes. The next step is also optional, concept plan review (either administrative or before the City Commission) for which no entitlements are granted. If City Commission approves the concept plan, the next step is Preliminary Subdivision Plat review with a public hearing before the City Commission. (It is at this point entitlements are granted if Commission approves). Next is the Final Engineering and Construction Plan review and approval and issuance of a Site Development Permit. The final step, which may run concurrently with the FECF, is the final plat prepared in accordance with Chapter 177 of the Florida Statutes to formalize the subdivision of lots and allow sale of same. Ms. Barnes shared that the Development Review Committee includes City staff (building, fire, water, wastewater, planning, engineering), Lake County Public Works if on a county road; Florida Department of Transportation if on a state road; SJRWD, DEP for water/sewer; Tecu, Century Link, Duke Energy, Sumter Electric Co, Waste Management. Staff reviews the submittal to ensure compliance with local and state codes.
- l. Ms. Barnes inquired if there were additional questions or comments, and seeing none, adjourned the meeting at approximately 6:57 pm.

Attachments: Notice of Community Meeting, Community Meeting Sign-In Sheet

RESOLUTION NUMBER 21-50

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE ORANGE AVE TOWNHOMES SUBDIVISION, A 32-LOT SINGLE-FAMILY TOWNHOME SUBDIVISION, ON APPROXIMATELY 3.9 +/- ACRES LOCATED ON THE SOUTH SIDE OF EAST ORANGE AVENUE (BETWEEN ABRAMS RD. AND FRUITWOOD AVE.)

WHEREAS, Lake RC, Inc. has made an application for Preliminary Subdivision Plat approval for a 32-lot, single-family townhome residential subdivision on approximately 3.9 acres located on the south side of East Orange Avenue (between Abrams Rd. and Fruitwood Ave.), more particularly described as follows:

Alt Key # 3800590 and Tax ID: 12-19-26-4005-000-11700

LOTS 117 & 118, ORANGE AVENUE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; LESS AND EXCEPT THAT PART DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 264, PAGE 561, LAKE COUNTY, FLORIDA.

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

WHEREAS, attached single family uses are permitted in the Mixed Commercial/Residential (MCR) land use designation and Townhome lots are permitted in the Suburban Corridor; and

WHEREAS, the proposed preliminary subdivision plat as submitted is consistent with the City's Comprehensive Plan and Land Development Regulations

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

SECTION 1. That the Orange Ave Townhomes Preliminary Subdivision Plat for a thirty-two lot single-family townhome residential subdivision located on the south side of East Orange Avenue (between Abrams Rd. and Fruitwood Ave.), attached hereto as Exhibit "A", is hereby approved.

SECTION 2. That the Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

- a) Submit the Final Plat and Final Engineering and Construction Plans complying with all requirements of the Land Development Regulations and Florida Statutes and the provisions of this resolution within one year of the approval of this resolution.
- b) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "A".

c) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 5th day of August 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 5th day of August, 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.

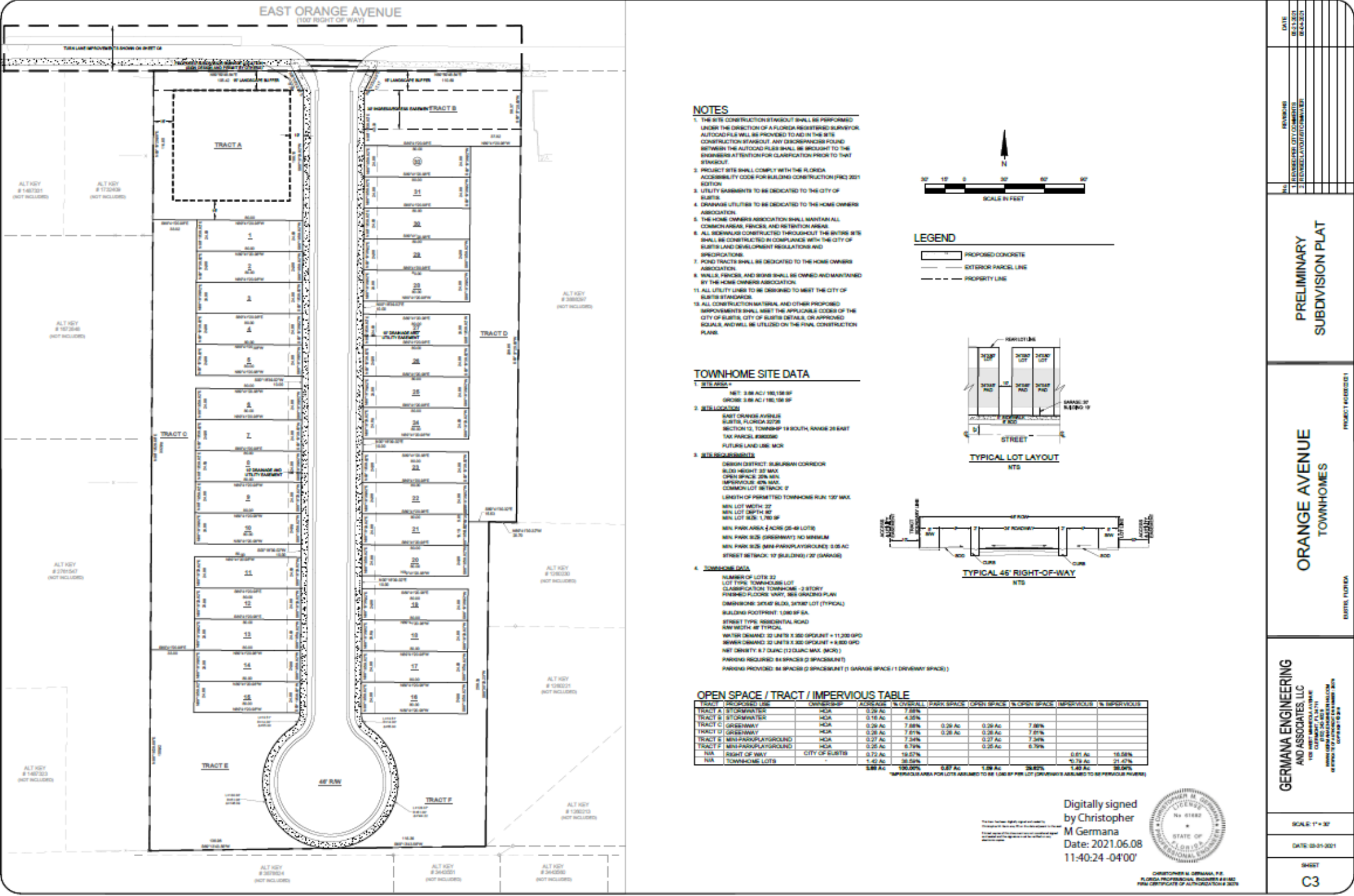
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-50 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





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: AUGUST 5, 2021
RE: RESOLUTION NUMBER 21-50: PRELIMINARY SUBDIVISION PLAT
APPROVAL FOR ORANGE AVE TOWNHOMES (SOUTH SIDE OF E
ORANGE AVENUE)

Introduction:

Resolution Number 21-50 approves a Preliminary Subdivision Plat for the Orange Ave Townhomes, a 32-lot single-family attached (townhome) residential subdivision located on the south side of East Orange Avenue (between Abrams Rd. and Fruitwood Ave.).

Recommended Action:

The administration recommends approval of Resolution Number 21-50.

Background:

Pertinent Site Information:

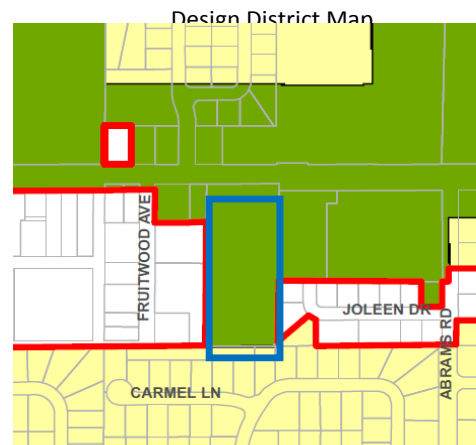
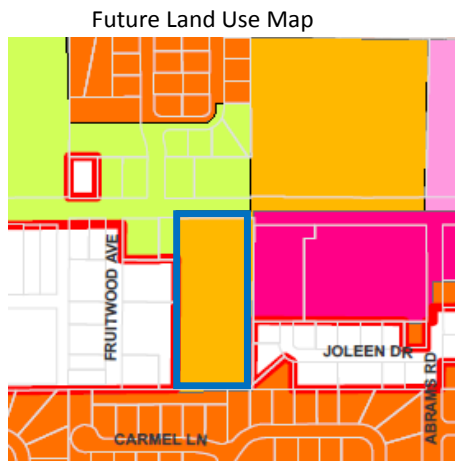
- a. The subject property is a wooded site of approximately 3.9 acres, located on the south side of East Orange Avenue (between Abrams Rd. and Fruitwood Ave).



- b. A On April 28, 2021, the applicant held an optional Community Meeting to show the plan to surrounding property owners (property owners within 500-feet were invited, the meeting was advertised and the site posted). Five members of the public attended the meeting. (See attached Community Meeting Summary).
- c. On June 22, 2021, the Development Review Committee recommended approval of

the Preliminary Subdivision Plat. The site and surrounding properties' land use, design district designations, and existing uses are shown below:

	Existing Use	Future Land Use	Design District
Site	Vacant	Mixed Commercial/Residential	Suburban Corridor
North	AAA Mini-Storage	Residential/Office Transitional and Mixed Commercial/Residential	Suburban Corridor
South	Single Family Residences	Suburban Residential	Suburban Neighborhood
East	Dollar General and Single Family	General Commercial and Unincorporated Lake County Urban Low	Suburban Corridor and Unincorporated
West	Single Family	Residential/Office Transitional and Lake County Urban Medium	Suburban Corridor and Unincorporated



Proposed Development:

Per the attached Exhibit A, the applicant is requesting approval of a Preliminary Subdivision Plat for a residential subdivision to include thirty-two (32) lots for single-family attached residences (townhomes) with the following development characteristics:

Subdivision Component	Code	Provided
Gross Area & Net Area (gross area less wetlands, water bodies, flood zones)	n/a	3.68 acres
Lot Typology	Townhouse	32
Density/Intensity	12 dwelling units/acre maximum plus non-residential FAR 1.0	8.7 dwelling units/acre; no non-residential
Open Space	25% minimum	29.6%
Park Space	0.5 acres	0.57 acres
Landscape Buffers	15-24 feet adjacent to public r/w	15-feet

Analysis of Request According to Applicable Policies and Codes:

- a. Comprehensive Plan - Future Land Use Element Appendix; Land Development Regulations Section 109-2.6, 109-3, 109-4:

Mixed Commercial/Residential land use 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. 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. Residential densities may not exceed 12 dwelling units per net buildable acre. Maximum intensity for non-residential is up to 2.5 FAR (but this site is limited to 1.0 due to locational criteria in the LDR. Maximum Impervious Surface Area 40%; Minimum open space required 25% or 35% if environmental analysis finds Wekiva related vegetative species.

The preliminary subdivision plat provides for single-family attached townhomes at a maximum density of 8.7 units per acre (allowed up to 12 du/ac). The plan provides for roadway, sidewalks and maximum lot coverage of 1,080 square feet per lot equating to 38% impervious surface area (maximum 40% ISR permitted). The environmental report submitted for the project did not show Wekiva related vegetative species resulting in a 25% open space requirement; the plan provides 29.6%. The proposed plan is consistent with the Future Land Use Element Appendix of the Comprehensive Plan and the Land Development Regulations.

- b. Land Development Regulations – Design Districts Section 109-5.5 Suburban development patterns: Intent. The 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. Nonresidential uses are primarily located on corridors, districts and a mix of uses is prominent in centers. Each land use provides for pedestrian and bicycle connections.

The subdivision layout meets the intent of the suburban neighborhood development district. One subdivision entrance is provided on Orange Avenue with an emergency only additional access for fire and emergency vehicles located to the east (through Dollar General) to be used in the event the main entrance is blocked. Sidewalks are provided throughout the subdivision and along the public road frontage of Orange Avenue.

- c. Land Development Regulations-Building Lot Types – Section 110-4.5 Townhouse Lot

Minimum townhouse lot requirements in Suburban design districts include the following:

Width of 22-feet (max 32); Depth of 80 feet (max 120); Square Footage of 1760 sq. feet (max 3840)

Street setback of 0 to 20-feet; Common lot setback of 0-feet; Alley setback of 15-feet

The subdivision plat proposes Townhouse Lot typologies, which lots meet the minimum dimensional criteria of the Land Development Regulations. The typical lot section provided demonstrates the setbacks for the lots meet the requirements.

- d. Land Development Regulations – Chapter 115 General Building and Site Design Standards

Section 115-3.2. (a) and (b) address suburban districts and residential compatibility as follows:

- (a) Suburban residential compatibility . The maximum residential density permitted within any suburban design district shall be consistent with the maximum density of the applicable land use district assigned to each individual property.

The maximum residential density of the Suburban Residential future land use district is 12 dwelling units per acre, the subdivision proposes a density of 8.7 dwelling units per acre.

(b) When any suburban design district abuts an existing development in a suburban district, and proposed new residential lots will share a common boundary with existing or platted lots:

(1) The width of the new lots may be no more than 150 percent of the width of the existing or platted lots, unless:

(a) The existing or platted lots are non-conforming to the suburban design district standards;

(b) Central sewer service is not available.

The new lots as proposed are separated from the existing lots by a greenway with varying widths of 15.5 to 37-feet, and the new lots are narrower than the existing lots; central sewer is available.

Section 115-4.2.1. (and Comprehensive Plan Policies FLU 5.2.1 and 5.2.9) includes general site design criteria to respect the natural topography of the site and follow the outlined four-step design process. The applicant has demonstrated compliance as follows:

“The site design of Orange Avenue townhomes took into account the existing topography of the area surrounding the site. The site is bordered to the north by Orange Avenue, to the south and west by residential, and to the east by commercial. The design of the townhomes has the intent to create a walkable trail on the outside of the units that will provide an open space amenity that will minimize the change in the land use and keep the development design more in line with the pre-existing conditions of the site. The layout proposed is optimized to provide as much open space as possible to create horizontal separation from the units and the adjacent roadway.”

Section 115-4.9 includes the City’s stormwater management regulations. The site is within Drainage Basin 39 and drains to the north/northwest; the main stormwater pond is located at the northwest corner of the site adjacent to Orange Avenue. Via the development review committee process, the city engineering department reviewed and approved the drainage calculations and stormwater plan. A St. Johns River Water Management District permit will also be required for the project.

Sections 115-7, 8 and 9 outline standards for transportation, parks, and landscaping. A traffic impact statement was prepared for the subdivision and submitted for review by Lake County Public Works (Orange Avenue) and the city’s transportation consultant, Kimley-Horn. Additional PM peak hour trips associated with the new development total 21, which is a de minimis impact so a full traffic impact analysis is not required. Nonetheless, the project includes improvements to the existing turn lanes and striping on Orange Avenue.

Regarding parks, the subdivision plan provides for two greenway park areas to meet the minimum park space (0.57 acres). The plan also provides for two mini park/playgrounds approximately a quarter acre each to either side of the cul-de-sac (acreage does not meet minimum to count toward minimum park space). The provided park space on the subdivision plan exceeds the minimum park space required by the Land Development Regulations (0.57 acres vs. minimum 0.50).

A landscape buffer is proposed in compliance with city regulations along Orange Avenue. The plan also provides for retaining 69 of the existing trees on the east, west and south boundaries of the site, which trees have diameters ranging from 4-inches to 36-inches, as well as planting additional trees in those areas.

Summary of Recommendation:

Staff recommends approval of the Orange Ave Townhomes, as the proposed density of 8.7 units per acre falls below the maximum and the subdivision plan meets or exceeds required design standards per the Land Development Regulations.

Alternatives:

1. Approve Resolution Number 21-50
2. Deny Resolution Number 21-50

Discussion of Alternatives:

Alternative 1 approves Resolution Number 21-50

Advantages:

- The property owner can move forward with the proposed development.
- The action will provide for new residential development, potential job creation in the city, and increased tax revenue.
- The action is consistent the Commission's Strategic Plan policies to encourage economic development.
- The action is consistent with the goals, objectives, and policies of the Comprehensive Plan, including the Housing Element, which outlines the goal to promote safe, sanitary and affordable housing to meet the needs of various household types and income groups characteristic of the city and planning area.

Disadvantages:

- The action includes approval of a waiver to the Land Development Regulations.

Alternative 2 denies Resolution Number 21-50.

Advantages:

- The Commission could request modifications to the preliminary plat layout.

Disadvantages:

- The property owner could not develop according to the submitted preliminary plat.

- The City could lose an economic development opportunity.

Budget / Staff Impact:

There would be no direct cost to the City associated with the action other than providing standard City services to the development. There would be no additional staff time beyond the normal plan review process and building inspection. Upon end user development, the City would realize increased tax revenue.

Community Input:

Development Services has placed the proper legal advertisements in the newspaper; notified surrounding property owners within 500 feet; and the property was posted. Note the project was advertised as a preliminary subdivision plat with waiver, but on further review it was determined no waivers are required. As of July 29, 2021, staff has received no public input or inquiries regarding this request. There will be additional opportunity for public input at the August 5, 2021 City Commission meeting.

Prepared By:

Lori Barnes, AICP, Development Services Director

Attachments

- Resolution Number 21-50 w/Exhibit A – Preliminary Subdivision Plat



City of Eustis

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

Staff Report

TO: Eustis City Commission
FROM: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: RESOLUTION NUMBER 21-51: CONDITIONAL SIGN - LULU CANDLES
1361 COBB DRIVE

Introduction:

Resolution Number 21-51 approves a Conditional Sign for Lulu Candles at 1361 Cobb Drive to permit a 100-square foot sign in the Rural District design district.

Background:

See attached Staff Report

Recommended Action:

If the City Commission finds that the requested conditional sign meets the required findings, they have discretion to approve, or if not, to deny.

Alternatives:

1. Approve Resolution No. 21-51
2. Deny Resolution No. 21-51

Attachments:

[Staff Report Res. No. 21-51](#)

[Communication Regarding Sign Regulations and Sign Permit Reg
Resolution No. 21-51](#)

Reviewed by:

Ronald Neibert, City Manager
Mary Montez, City Clerk

Approved - 30 Jul 2021
Approved - 02 Aug 2021



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: AUGUST 5, 2021
 RE: RESOLUTION NO. 21-51: LULU CANDLES CONDITIONAL SIGN

Introduction:

Resolution No. 21-51 approves a Conditional Sign for Lulu Candles at 1361 Cobb Drive to permit a 100-square foot sign in the Rural District design district.

Recommended Action:

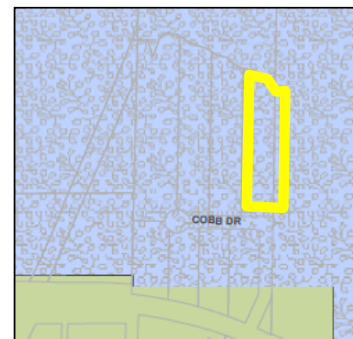
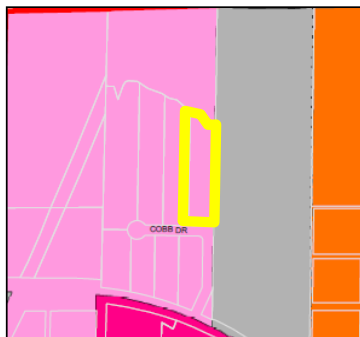
If the City Commission finds that the requested conditional sign meets the required findings, they have discretion to approve, or if not, to deny.

Background:

1. Pertinent Site Information:

- a. The site subject to this request is Lot 8 in Cobb Commerce Park and comprises approximately 2.62 acres.
- b. In 2020, Site Plan approval was granted to construct a 23,424 square foot light industrial manufacturing facility via Resolution No. 20-28.
- c. The site and surrounding properties' land uses, design district designations, and existing uses are shown below.

	Future Land Use	Existing Use	Design District
Site	Mixed Commercial/Industrial	Light Industrial	Rural District
North	Mixed Commercial/Industrial	Wetland	Rural District
South	Mixed Commercial/Industrial	Vacant	Rural District
East	Public Institutional	School	Rural District
West	Mixed Commercial/Industrial	Vacant	Rural District



Applicant's Request:

The applicant is, "requesting approval for a (99 SF) 100 square foot sign on the front of the building. Letters are 1/4" thick brushed aluminum with "LULU" as 45" height with "CANDLES" in 30" high letters." The applicant's justification statement is as follows: "Building is on Lot 8 with it having full visibility at 500-ft from CR 44. Owner wants the lighted 17' x 45' accent wall with lettering readable from that road. (2-28-20 letter to Ted Wicks allowed 72 SF. Cover sheet to plans in 2019 showed 48"/30" height).

**Applicable Land Development Regulations & Analysis of Request****Sec. 115-11.1. - Permits required.**

(a) *Sign permits.* Prior to erecting, displaying, or replacing any sign visible from the public right-of-way, the property owner shall obtain a permit from the city building department, by providing a legal description of the property, a scaled and dimensioned drawing of the proposed sign, furnishing any information or specifications as deemed necessary, and a site plan showing all existing signs, the proposed sign location, setbacks to the closest property lines, and by making payment of all applicable fees.

Pursuant to the Land Development Regulations, signs require separate permits; the image on a plan coversheet or building elevation sketch showing a sign is not approved by Site Plan Review. The first review comment letter for the project issued on February 17, 2020 included the following:

"Show ground sign location on site plan. All signs require a separate building permit and are not approved as part of this site plan review." (See attached).

Sec. 115-11.2(d) (3) a. 2. - Sign standards.

a. *Building signs (wall, awning, marquee, canopy)* 2. The maximum combined copy area for building signs, including any sign backgrounds, shall be as follows:

Corridor design districts: One hundred square feet per building frontage, maximum letter size 36 inches, maximum logo size 48 inches. Maximum copy area may be distributed per sign and along building elevations as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 100 square feet.

All other design districts: Seventy-two square feet per building frontage, maximum letter size 24 inches, maximum logo size 24 inches. Maximum copy area may be distributed per sign as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 72 square feet.

The property is not located in a corridor design district (Rural District) so the sign standards for all other design districts apply: 72 square feet letter size 24 inches. The second review comment letter for the project issued on February 28, 2020 included the following:

“Wall signs are limited to seventy-two square feet per building frontage, maximum letter size 24 inches, maximum logo size 24 inches. Maximum copy area may be distributed per sign as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 72 square feet. Signs require a separate permit.”

Section 115-11 (d) General requirements:

All signage shall advertise only those products or services offered or carried on at the premises where the sign is located, except as specifically provided for herein. The use of signs visible from public rights-of-way shall be permitted, provided required permits are obtained and provided the signs are:

1. Compatible with their surroundings, of proper design and consistent with future land use and design district requirements;

The proposed sign is not consistent with the design district requirements.

2. Meet the sign user's needs while at the same time promoting the quality environment desired by the general public;

The sign appears to meet the user's needs but does not meet the intent to provide a different environment for signage outside corridor districts.

3. Designed, constructed, installed and maintained in such a manner that they do not endanger public safety or traffic safety;

A sign permit will be required to ensure compliance with the Florida Building Code.

4. Legible, readable and visible in the circumstances in which they are used;

The proposed sign is legible and readable.

5. Respectful of the reasonable rights of other advertisers whose messages are displayed.

Not applicable.

6. Not constructed so as to exhibit any of the following characteristics and/or functions:
 - a. Pose a danger or interfere with the peace, health, safety, or welfare of the public.
 - b. Cause an obstruction to free use of public streets or sidewalks.
 - c. Obstruct windows used for fire egress or fire escapes.
 - d. Be obscene, immoral or indecent in design, display, word, statement, character, or illustration.

Not applicable.

- e. No private sign shall be so designed or located in any manner or any color combination so as to be confused with any authorized traffic signal, sign or device.

Not applicable.

Section 115-14 (e) Structural requirements and construction standards.

All construction inspections and determinations shall be in accordance with chapter 118, Construction Standards, of this Land Development Regulation.

A separate sign permit will be required for the sign.

Section 115-11.5 Conditional Signs:

Permitted. Signs that are not addressed or permitted in this section may be permitted as conditional signs when there are unique situations or circumstances which require individual review of the location, size, and impact in order to determine the appropriateness of the sign on a particular site and its compatibility with adjacent uses.

Public hearing. The city commission may approve a conditional sign by resolution in a public hearing in accordance with section 102-12.

Conditions. The city commission may attach conditions and limitations to the approval as necessary to carry out the spirit and purpose of the land development regulations and the comprehensive plan and to prevent or minimize adverse impacts. These conditions may include, but are not limited to size, duration, landscaping and lighting.

In approving conditional signs, the city commission shall make the following findings:

There are special circumstances and conditions peculiar to the site, the business, or the sign that are not applicable to other sites or businesses.

There are no special circumstances or conditions peculiar to the site, business or sign that are not applicable to other sites or businesses. The property subject to the request is in Cobb Commerce Park. While the lot lies more than 500-feet from CR 44, the Cobb Commerce Park is adequately identified by a subdivision monument sign on CR 44 that is 14.2-feet tall and 12.7-feet wide with a 100 square feet of copy area. Furthermore, while the applicant states a desire for the Lulu Candles sign to be seen from CR 44, future development on frontage Lots 3 and 4 will obstruct view of the sign from the road.

The approval does not grant any special privilege denied to other sites or businesses.

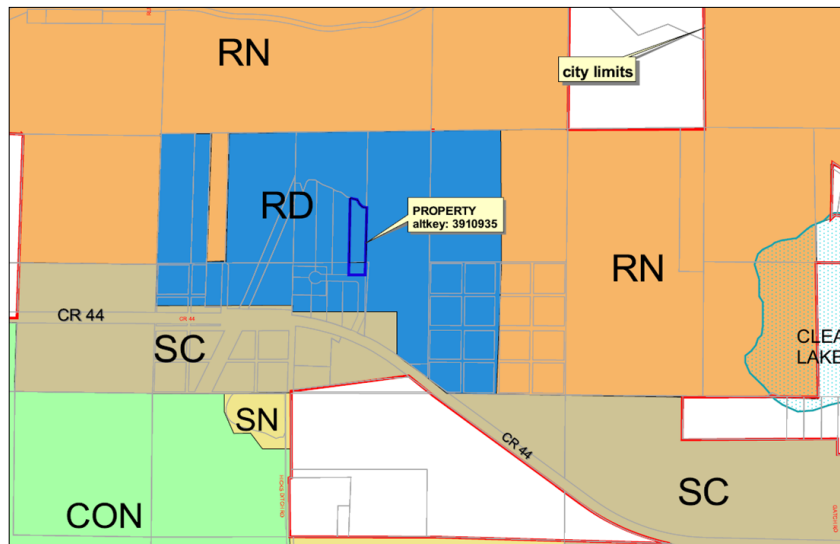
The purpose and intent of Section 115-11 of the Land Development Regulations is to, "create the legal framework for signage regulation that is intended to facilitate an easy and agreeable communication between people. This Code recognizes the need for adequate business identification and advertising and communication in addition to the need to protect the safety and welfare of the public and provide a well-maintained, attractive appearance in the community."

Other businesses within the City limits that lie outside corridor design districts are subject to the same limitations as the properties in Cobb Commerce Park. Approval would grant a special privilege denied to other sites and businesses and would set a precedent for other conditional sign approvals in the future.

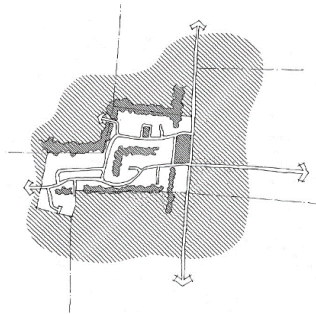
The sign is compatible with its environment and does not create any unsafe conditions or detriments to the public welfare.

The property subject to this request is within a rural development pattern area without direct frontage on CR 44. (See design district map and Rural Development Pattern Statement on following page). The LDRs provide for a lesser sign square footage allowance in areas that are not designated as Corridor districts to provide for (1) compatibility with surrounding uses (2) a transition from higher intensity signage on Corridors as commercial development moves into other districts, and (3) an attractive appearance in the community.

If this conditional sign request is approved, the applicant will still be required to submit a building permit application and engineered drawings confirming compliance with the Florida Building Code.



Sec. 109-5.7. - Rural development pattern intent statements.



Intent . The rural development pattern relies primarily on a pattern of clustered residential development that provides substantive open space that serves to preserve and enhance the rural view shed and character of the community. Nonresidential uses are primarily located in centers and may contain a mix of uses.

Rural district . **a.**—Definition . Areas of a predominant single use, such as warehouses, office parks, and campuses. **b.** Structure . Development is organized to help efficient use of land for a single use district. **c.** Form . Predominately single-use areas.

Community Input

The Department has notified adjacent property owners, advertised the resolution, and the applicant posted the site. There has been no community contact regarding the notice as of the writing of this report. The community will have an opportunity for additional input at the meeting.

Budget / Staff Impact:

There is no budget or staff impact associated with this resolution, beyond regular review time.

Alternatives:

1. Approve Resolution No. 21-51
2. Deny Resolution No. 21-51

Discussion of Alternatives:

1. Alternative 1 approves the resolution.

Advantages:

- The applicant could move forward with obtaining a sign permit for installation of the sign.

Disadvantages:

- A precedent would be set for approving other conditional signs in the future.

2. Alternative 2 denies the resolution.

Advantages:

- A precedent would not be set for other conditional sign approvals in the future.
- The City Commission could consider whether a rural development pattern is still appropriate in this area of the City and initiate design district amendments to change the design district designations of some properties north of CR 44 in the City limits to Suburban Corridor.

Disadvantages:

- The applicant would need to redesign the proposed sign to meet the square footage limitations.

Prepared By: Lori Barnes, AICP, Development Services Director

Attachments:

- Resolution No. 21-51 with Exhibit A (Sign)
- Communications regarding sign regulations and sign permit requirements



City of Eustis

Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

February 17, 2020

Via Email: tedwicks@wicksengineering.com
tlocklin@wicksengineering.com

Ted Wicks, PE
Wicks Engineering
225 W. Main Street
Tavares, FL 32778

PROJECT: LULU'S CANDLES, COBB COMMERCE PARK, LOT 8

SUBJECT: DRC COMMENTS

Dear Mr. Wicks:

The Development Review Committee has reviewed the site plan to be located on 1361 Cobb Drive and has provided the following comments:

Development Services

(Contact Person: Roland Magyar (352) 483-5460)

- Justify waiver requests for northern lot line buffer from 10 ft. to 5 ft. and driveway width for 17 ft. instead of 24 ft.
- To meet the required 10-foot common lot setback, is there any flexibility with the building design dimensions and/or an option to purchase a portion of lot 7?
- To minimize waiver requests and impact to property outside the commerce park, consider shifting the building to the west. Although the industrial lot typology requires a 10-foot building setback, a waiver could be requested for the building setback on the west side of the property, giving opportunity to widen the access road to the minimum 20-foot per fire code (waiver to LDRs which requires 24-foot wide for 2-way traffic), and the potential to widen the landscape buffer on the east side of the driveway next to the school (reducing the magnitude of the landscape buffer waiver). Another option would be to flip the site plan, providing the access drive on the west side of the site and requesting the landscape buffer waiver adjacent to Lot 7 instead of next to the school.
- Provide Wekiva Study Area requirements not provided from original subdivision approval; previous geotech studies did not provide.
- Add lot type to cover page
- Provide demand calculations for water, sewer, and solid waste
- Provide detailed OS calculations. Recalculate open space as stormwater pond cannot be used because it is not an amenity.
- Show ground sign location on site plan. All signs require a separate building permit and are not approved as part of this site plan review.
- Provide photometric plan and spec sheets for all fixtures including wall and parking. Photometric plan signed and sealed with statement certifying plan compliant with requirements with explanation for deviations. Include all outside lighting including wall and parking lot lights.
- Provide specification sheets for all lights and poles. Poles must be black, dark green or a color consistent with the architectural design scheme.
- Provide SJRWMD permit.

- Provide truck turning study with driveway on south boundary line and include interior turning movements and include confirmation that semi's can enter and leave at same time.
- Why are loading docks so long and extra wide
- Provide minimum vertical clearance for 2 loading bays 10 ft x 25 ft x 15 ft
- No outdoor storage is indicated. Any outdoor storage must be enclosed and approved through the Development Services Dept.
- Provide sidewalk to street sidewalk
- Show location of all HVAC and service wall panels
- What are 3 pads on the northside of the building?
- Provide a 15 ft. drainage way and a 20 ft. berm easement dedicated to City for maintenance if required by City.
- Contain runoff from side property boundaries
- Fence the stormwater pond as it is more than 5 ft. deep and fenced ponds cannot count toward open space. A separate fencing permit is required and cannot use barbed wire.
- Provide a dumpster detail. Dumpsters designed with 6' masonry wall – decorative split face or norman brick or stucco or veneer with continuous cap and closing gate.
- Surround dumpster with 24" hedge.
- Are there any hazardous wastes from the manufacturing process?
- Landscape plan note 3.6: change wording to "remove all burlap or wire cage, etc." instead of the top 1/3.
- Change buffer to 5 ft. as requested by waiver on landscaping plan
- Provide dual water mains for reclaimed water and color code purple.
- Provide rain sensors for all automatic irrigation

Fire Department

(Contact Person: Adam Gordon (352) 357-6585)

- Fire comments will be forthcoming.

Building Department

(Contact Person: Guy Priest (352) 483-5462)

Engineering Department

(Contact Person: Dan Millan (352) 357-5618)

- Is the stormwater pond a wet or dry pond? The Geotechnical report recommends a wet pond.
- If is a dry pond to make sure to add fencing per 115-4.9(c)(12).
- There no Environmental Report.

Water Department

(Contact Person: Paul Shepherd (352) 357-5618)

- The addition of the 8" fire line should be accomplished by removing the existing 10" MJ plug and installing an MJ reducer and 8" MJ 90 ell with an MJ gate valve at the property line.
- The DDCV needs to be relocated to the owner's side of the property line. This fire line will be privately owned and maintained.
- There is an existing water service that needs to be adjusted to the east side of the road way.

- The two inch supply line augmenting the reclaimed water system needs to be reinstated of the existing water main.
- The existing fire hydrant needs to be tapped and located in the right of way – not adapted from the proposed 10" MJ tee.
- The existing reclaimed water service needs to be completed for a double service. A single service for lot #8 and the other will be for lot #7.
- Any adjustments to the existing utilities to accommodate construction will be done by and at the expense of the owner.
- All utility construction will meet the City's construction specifications and standards. Please add a note to the plans.

Wastewater Department

(Contact Person: Bill Johnston (352) 357-3777)

- No comments.

Parks and Recreation Department

(Contact Person: Joe LaPolla (352) 483-5445)

Waste Management

(Contact Person: Chris Beck (352) 330-4546)

Lake County Engineering

(Contact Person: Seth Lynch (352) 253-9052)

FDOT

(Contact Person: David McDonald (352) 326-7705)

Lake-Sumter MPO

(Contact Person: Mike Woods (352) 315-0993)

Lake County Public Schools

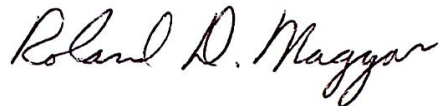
(Contact Person: Helen Lavalley (352) 253-6694)

If you have a specific question regarding a comment, please contact the person listed from that department or agency.

A Development Review Committee (DRC) meeting will be held on Tuesday, February 18, 2020 beginning at 9 AM. If you wish to attend this meeting to discuss this comment letter with staff, please notify me.

If you have any questions regarding this letter you may contact me at (352)-483-5460 or via email at magyarr@eustis.org.

Sincerely,



Roland D. Magyar, AICP
Senior Planner



City of Eustis

Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

February 28, 2020

Via Email: tedwicks@wicksengineering.com
tlocklin@wicksengineering.com

Ted Wicks, PE
Wicks Engineering
225 W. Main Street
Tavares, FL 32778

PROJECT: LULU'S CANDLES, COBB COMMERCE PARK, LOT 8
SUBJECT: 2nd DRC COMMENTS

Dear Mr. Wicks:

The Development Review Committee has reviewed the 2nd site plan submittal to be located on 1361 Cobb Drive and has provided the following comments:

Development Services

(Contact Person: Roland Magyar (352) 483-5460)

- On Sheet 4 – Site Plan, change zoning to Future Land Use and GI to MCI, and verify site data reflects MCI requirements.
- Justify waiver requests for northern lot line buffer from 10 ft. to 5 ft. and driveway width for 17 ft. instead of 24 ft.
- Provide elevations with corrected elevation compass directions, and provide front elevation materials.
- Wall signs are limited to seventy-two square feet per building frontage, maximum letter size 24 inches, maximum logo size 24 inches. Maximum copy area may be distributed per sign as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 72 square feet. Signs require a separate permit.
- Provide demand calculations for water, sewer, based upon City LOS.
 - Water: $1 \text{ ERU} = 140 \text{ g/c/d (LOS)} \times 2.51 \text{ p/hh} = 351 \text{ g/hh/d} \times 0.05 \text{ ERU factor/employee}$
for factories = $0.05 \times 45 \text{ employees} = 2.25 \times 351 = 790 \text{ g/day}$
 - Wastewater: $1 \text{ ERU} = 120 \text{ g/c/d (LOS)} \times 2.51 \text{ p/hh} = 301 \text{ g/hh/d} \times 0.05 \text{ ERU}$
factor/employee for factories = $0.05 \times 45 = 2.25 \times 301 = 677 \text{ g/d}$
- Open Space calculations not detailed. How can open space be 26% when drainage tract and IS area equals 79.4%?
- Provide photometric plan and spec sheets for all fixtures including wall and parking. Photometric plan signed and sealed with statement certifying plan compliant with requirements with explanation for deviations. Include all outside lighting including wall and parking lot lights.
- Provide specification sheets for all lights and poles. Poles must be black, dark green or a color consistent with the architectural design scheme.
- Provide SJRWMD permit by FECP.
- Truck turning movement for fire truck only. Show large semi-trailer can turn around from all bays.
- No outdoor storage is indicated. Any outdoor storage must be enclosed and approved through the Development Services Dept.
- How will landscaping in Alee Academy easement be maintained? Will the fence be moved to include landscaping easement?

- Irrigation meter is shown connecting to potable water line. Need to show reclaimed water line and future connection.
- Provide irrigation plan at FECP review.
- Show electric line placement underground.

Fire Department

(Contact Person: Adam Gordon (352) 357-6585)

- See attached memo.

Building Department

(Contact Person: Guy Priest (352) 483-5462)

Engineering Department

(Contact Person: Dan Millan (352) 357-5618)

Water Department

(Contact Person: Paul Shepherd (352) 357-5618)

- Please use the existing water service on the east side of the lot opposite of the reclaimed water service. It may need adjusting to relocate it out of the proposed roadway.
- The existing sewer service is already a six inch double wye. No need to re-work it.
- Please consider installing 6" MJ gate valves on the two proposed fire hydrant to accommodate maintenance and possible repair.
- Please add a note to the plans that all utility construction shall meet the City of Eustis construction specifications.

Wastewater Department

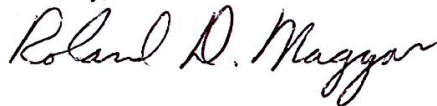
(Contact Person: Bill Johnston (352) 357-3777)

If you have a specific question regarding a comment, please contact the person listed from that department or agency.

A Development Review Committee (DRC) meeting will be held on Tuesday, March 3, 2020 beginning at 9 AM. If you wish to attend this meeting to discuss this comment letter with staff, please notify me.

If you have any questions regarding this letter you may contact me at (352)-483-5460 or via email at magyarr@eustis.org.

Sincerely,



Roland D. Magyar, AICP

Senior Planner

enc.

c: Development Review Committee
File: 2020-SP-02

Barnes, Lori

From: Barnes, Lori
Sent: Wednesday, March 24, 2021 2:02 PM
To: 'John Prah' [\[mailto:john.prah@cityofcobb.com\]](#)
Cc: Casandra Zessin
Subject: Sign Regulations

Hello, John:

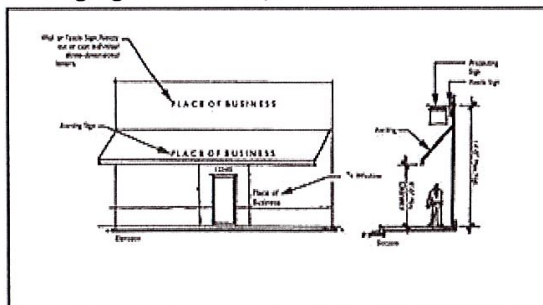
I received a call from Casandra in your office and also Nay Inastrilla. Building sign allowance regulations are included below. Please see this [LINK](#) for our full sign regulations including standards for illuminated signs, free standing signs etc.

Note that the Cobb Commerce Park property is in a **Rural District** design district designation:

Building signs nonresidential uses . Building signs are permitted in commercial, industrial, mixed use, public institutional and agricultural land use districts, or on any property with an approved a conditional use permit for a nonresidential use, or on any property in a Residential land use district where an existing legally conforming or non-conforming nonresidential use exists, with the following provisions.

- (1) *Types of signs*. Building signs shall be limited to wall, canopy, awning, marquee, and projecting signs.
- (2) *Maximum number of signs* . In corridor districts, up to two building signs are permitted per building elevation. In all other design districts, up to two building signs are permitted per building frontage.

Building Signs - Elevation, Plan & Section



(3) *Placement* . The permitted building signs may be placed on the wall, awnings, or be a projecting sign in compliance with the following standards:

a. *Building signs (wall, awning, marquee, canopy)* .

1. Wall signs shall display only one surface, shall not be mounted more than 6 inches from any wall, and shall not project more than 12 inches from the building.

2. The maximum combined copy area for building signs, including any sign backgrounds, shall be as follows:

Corridor design districts : One hundred square feet per building frontage, maximum letter size 36 inches, maximum logo size 48 inches. Maximum copy area may be distributed per sign and along building elevations as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 100 square feet.

All other design districts : Seventy-two square feet per building frontage, maximum letter size 24 inches, maximum logo size 24 inches. Maximum copy area may be distributed per sign as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 72 square feet.

Best regards,
Lori Barnes, AICP, CPM

Barnes, Lori

From: Barnes, Lori
Sent: Tuesday, May 25, 2021 2:35 PM
To: 'John Prah' <JPrahl@cancofl.com>
Subject: RE: LULU CANDLE
Attachments: Sign Regulations; Sign Permit Application Fillable & Submittal Guide.pdf; 2nd DRC Comment Ltr - lot 8 cobb comm pk.docx; DOC052521-05252021131631.pdf

Hello, John:

I will review the site lighting plan and advise. Regarding your sign inquiry, signs require separate permits and review for compliance with our land development regulations; they are not reviewed and approved as part of a site plan. However, the wall sign square footage allowance of 72 square feet was outlined in February 2020 during the site plan review (see attached 2nd DRC comment letter).

On March 24, 2021 the sign regulations were again communicated the sign regulations to you (see attached and below highlighted excerpts from the email. The maximum sign area is 72-square feet based on the rural design district.

Note that the Cobb Commerce Park property is in a **Rural District** design district designation:

All other design districts : Seventy-two square feet per building frontage, maximum letter size 24 inches, maximum logo size 24 inches. Maximum copy area may be distributed per sign as desired by the business consistent with the maximum number of signs permitted above; however, copy area per building elevation shall not exceed 72 square feet.

The proposed 99-square foot wall sign cannot be approved as presented. I have attached an application form for your use when your sign contractor is ready to submit for the permit.

Regards,

Lori Barnes, AICP, CPM

Development Services Director

City of Eustis

4 North Grove Street, P.O. Drawer 68, Eustis, FL 32727

Phone: (352) 483-5460

Email: barnesl@ci.eustis.fl.us

From: John Prah <JPrahl@cancofl.com>
Sent: Tuesday, May 25, 2021 2:11 PM
To: Barnes, Lori <BarnesL@ci.eustis.fl.us>
Cc: Doug Howard <dhoward@cancofl.com>; Robert Armstrong <RArmstrong@cancofl.com>; karen lawrence <eustiswarehouse@gmail.com>; tedwicks@wicksengineering.com
Subject: FW: LULU CANDLE site lighting photometrics

Lori – attached is the exterior lighting manufacturer’s photometrics. It appears that all meet the City requirements for light levels at the property lines and those on site provide ample lighting for employee parking and trucks in the shipping area behind the building.

On something I am hoping you can help us on, which is the permit for signage going on the faux wood accent wall on the front of the building. The above attachment is a picture of the rendering which was on the cover sheet of the plans approved last year by the City. My issue is the font of the lettering width for the "CANDLES" line 3 inches wider than on the plans and the only manufacturer of brushed aluminum lettering, which is in Sanford does not do installs. So to get the signage installed before they start producing candles on June 7, our steel erection crew will be installing the letters based on a pattern supplied by that company. So that permit would be in Canco's name and GC license. Based on information provided by the City a few months what we saw was the sign area is not to exceed 100sf. In looking at the signage pattern (second attachment above) you will note we are showing an extra 3" in both width and height the total square footage is 99.0sf. We were forwarded the 100 square footage number from your office a few months back. The total width (3" plus actual letter width) and height plus 3" in overall height) with that total area in actual covering a 99.05sf area. We are requesting a permit for this signage and the 1361 is 8" brushed aluminum numbers to be located adjacent to the main entrance doors on the front of the building.

As noted previously we have pushed hard to have get a TCO by the end of this week and Guy has been great to work with. As you may have heard Karen has to be out of her Miami building by 6-10 and she needs a week to make the move (ten tractor trailer loads) and to have the production equipment and work stations ready to make candles on 6-7. She had a job fair on site this past Sunday and hired 11 then and will do another fair this coming Sunday. I walked the site and building with her on Monday of this week and we feel good about being ready for inspections on Thursday and Friday of this week. Adam (the fire official) walked the building with our guys and the fire alarm sub last Thursday and said he felt good with where will be the end of this week. According to Doug Howard, our PM, Guy feels good with doing the TCO with our not getting a Final CO until the emergency generator is installed in late June or early July. Ted Wicks is working on the civil as-builts and advised that he has to have those to the City within 30 days a CO. Karen's team will be setting up racking, production equipment and manufacturing materials from this coming Saturday until the Monday morning 6-7-2021. We appreciate you and your team working with us and great team of subcontractors and vendors.

John D. Prah

President



3930 South Pipkin Road

Lakeland, FL 33811

Office: (863) 250-8001

Fax: (863) 250-8002

Cell: (813) 267-5389

jprahl@cancofl.com
www.cancofl.com
www.churchbuilderssoutheast.com

From: Casandra Zessin <czessin@cancofl.com>
Sent: Tuesday, May 25, 2021 10:24 AM
To: John Prah <JPrah@cancofl.com>
Subject: site lighting

Casandra Zessin
Executive Administrative Assistant
czessin@cancofl.com



3930 S. Pipkin Road
Lakeland, FL 33811
P: 863.250.8001
F: 863.250.8002

RESOLUTION NUMBER 21-51

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A CONDITIONAL SIGN FOR LULU CANDLES AT 1361 COBB DRIVE TO PERMIT A 100-SQUARE FOOT SIGN IN THE RURAL DISTRICT.

WHEREAS, BOCHUZUPINA LLC has made application requesting approval of a conditional sign on approximately 2.61 acres located at 1361 Cobb Drive, property more particularly described as:

Alt. Keys: 3910935

Parcel Id Nos.: 36-18-26-0010-000-00800

COBB COMMERCE PARK PB 70 PG 10 LOT 8 ORB 5295 PG 2084

WHEREAS, the property has a Land Use Designation of Mixed Commercial/Industrial and a Design District Designation of Rural District; and

WHEREAS, Section 115-11.5 of the Land Development Regulations permits conditional signs when there are unique situations or circumstances; and

WHEREAS, the applicant has provided information to demonstrate special circumstances and conditions to the site, the business, or the sign that are not applicable to other businesses pursuant to Land Development Regulations Section 115-11.5(d)(1); and

WHEREAS, the request for a Conditional Sign has been properly noticed for a Quasi-Judicial Hearing before the Eustis City Commission, and the City Commission has found that the presented evidence demonstrates the following:

1. There are special circumstances and conditions peculiar to the site, the business, or the sign that are not applicable to other sites or businesses.
2. The approval does not grant any special privilege denied to other sites or businesses.
3. The sign is compatible with its environment and does not create any unsafe conditions or detriments to the public welfare.

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

Section 1: That the sign depicted on the attached "Exhibit A" is hereby approved as a conditional sign consistent with Section 115-11.5 of the Land Development Regulations.

Section 2: That this Conditional Sign approval shall be not be effective until the sign's compliance with the Florida Building Code is verified by the Building Official via issuance of a sign permit and completion of an approved inspection.

DONE AND RESOLVED this 5th day of August 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 5th day of August, 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

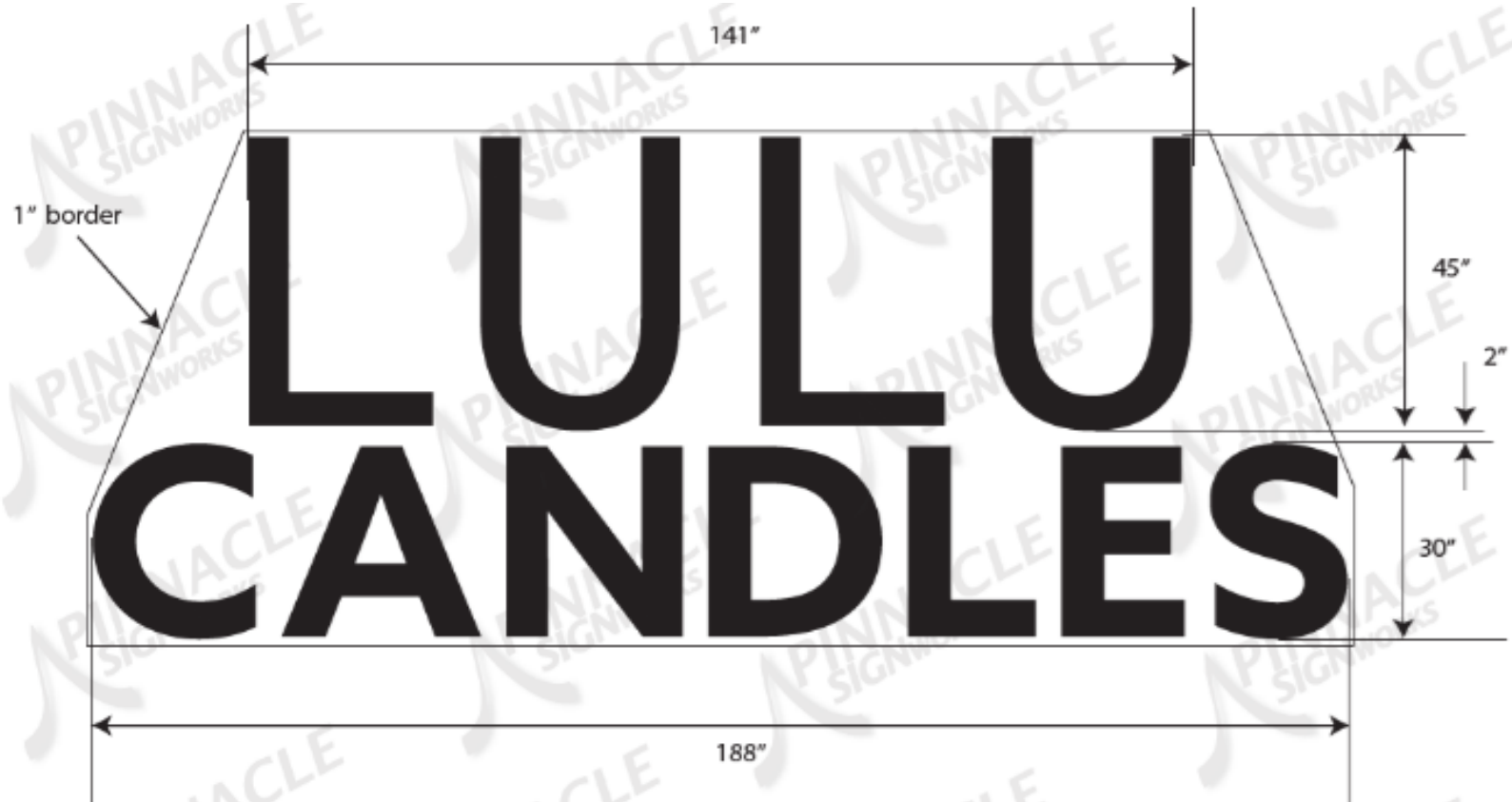
Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 21-51 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 Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Mary C. Montez, City Clerk

EXHIBIT A





City of Eustis

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

Staff Report

TO: Eustis City Commission
FROM: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: RESOLUTION NUMBER 21-52: APPROVING CITY PARTICIPATION IN FLORIDA MEMORANDUM OF UNDERSTANDING PERTAINING TO OPIOID EPIDEMIC

Introduction:

Resolution Number 21-52 approves the City's participation in the Florida Memorandum of Understanding pertaining to a class action lawsuit the State of Florida filed in Pasco County regarding the opioid epidemic. In order to maximize the settlement proceeds, the State of Florida has asked Florida cities and counties to participate in the Memorandum of Understanding, otherwise known as the Florida Plan.

Background:

Previously, the State of Florida filed a lawsuit against certain pharmaceutical companies due to the harm incurred within the State due to the opioid epidemic. The State and lawyers representing various local governments involved in the litigation have proposed a unified plan for the allocation and use of prospective settlement dollars from the opioid related litigation (see Exhibit A - Proposed Memorandum of Understanding). The State is asking all local counties and cities to agree to be a part of this plan in order to maximum use of those settlement dollars. Due to the amount of opioid overdoses that have occurred within the City and the cost to the City's police and fire departments, City staff believes participating in this plan will be a benefit to the City.

Recommended Action:

Staff recommends approval of Resolution Number 21-52.

Attachments:

[Resolution 21-52](#)

[Res 21-52 Exhibit A](#)

Reviewed by:

Ronald Neibert, City Manager

Approved - 30 Jul 2021

Mary Montez, City Clerk

Approved - 02 Aug 2021

RESOLUTION NUMBER 21-52

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; AUTHORIZING THE CITY TO JOIN WITH THE STATE OF FLORIDA AND OTHER LOCAL GOVERNMENTAL UNITS AS A PARTICIPANT IN THE FLORIDA MEMORANDUM OF UNDERSTANDING AND FORMAL AGREEMENTS IMPLEMENTING A UNIFIED PLAN REGARDING OPIOID LITIGATION; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY AGREEMENTS; DIRECTING THE CITY CLERK TO SUBMIT THE RESOLUTION TO THE FLORIDA ATTORNEY GENERAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Eustis, Florida has suffered harm from the opioid epidemic; and

WHEREAS, the City recognizes that the entire State of Florida has suffered harm as a result of the opioid epidemic; and

WHEREAS, the State of Florida has filed an action pending in Pasco County, Florida, and a number of Florida cities and counties have also filed an action *In re: National Prescription Opiate Litigation*, MDL No. 2804 (N.D. Ohio) (the "Opioid Litigation") and the City of Eustis is not a litigating participant in that action; and

WHEREAS, the State of Florida and lawyers representing certain various local governments involved in the Opioid Litigation have proposed a unified plan for the allocation and use of prospective settlement dollars from opioid related litigation; and

WHEREAS, the Florida Memorandum of Understanding (the "Florida Plan") sets forth a framework of a unified plan for the proposed allocation and use of settlement proceeds and it is anticipated that formal agreements implementing the Florida Plan will be entered into at a future date; and

WHEREAS, participation in the Florida Plan by a large majority of Florida cities and counties will materially increase the amount of funds to Florida and should improve Florida's relative bargaining position during additional settlement negotiations; and

WHEREAS, failure to participate in the Florida Plan will reduce funds available to the State, the City of Eustis, and every other Florida city and county.

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

Section 1. The above going recitals are incorporated herein.

Section 2. The City Commission finds that participation in the Florida Plan would be in the best interest of the City of Eustis and its citizens in that such a plan ensures that almost all of the settlement funds go to abate and resolve the opioid epidemic and each and every city and county receives funds for the harm it has suffered.

Section 3. The City Commission hereby expresses its support of a unified plan for the allocation and use of opioid settlement proceeds as generally described in the Florida Plan, attached hereto as Exhibit "A".

Section 4. The City Manager is expressly authorized to execute the Florida Plan in substantially the form contained in Exhibit "A".

Section 5. The City Manager is authorized to execute any formal agreements implementing a unified plan for the allocation and use of opioid settlement proceeds that is not substantially inconsistent with the Florida Plan and this Resolution 21-52.

Section 6. The City Clerk is instructed to record this Resolution 21-52 in the official records of Lake County, Florida.

Section 7. The City Clerk is directed to furnish a certified copy of this Resolution 21-52 to the Florida Attorney General:

Attorney General Ashley Moody
c/o John M. Guard
The Capitol
PL-01
Tallahassee, FL 32399-1050

Section 8. This Resolution shall become effective immediately upon passage.

DONE AND RESOLVED, this 5th day of August, 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 5th day of August, 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 21-52 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

PROPOSAL
MEMORANDUM OF UNDERSTANDING

Whereas, the people of the State of Florida and its communities have been harmed by misfeasance, nonfeasance and malfeasance committed by certain entities within the Pharmaceutical Supply Chain;

Whereas, the State of Florida, through its Attorney General, and certain Local Governments, through their elected representatives and counsel, are separately engaged in litigation seeking to hold Pharmaceutical Supply Chain Participants accountable for the damage caused by their misfeasance, nonfeasance and malfeasance;

Whereas, the State of Florida and its Local Governments share a common desire to abate and alleviate the impacts of that misfeasance, nonfeasance and malfeasance throughout the State of Florida;

Whereas, it is the intent of the State of Florida and its Local Governments to use the proceeds from Settlements with Pharmaceutical Supply Chain Participants to increase the amount of funding presently spent on opioid and substance abuse education, treatment and other related programs and services, such as those identified in Exhibits A and B, and to ensure that the funds are expended in compliance with evolving evidence-based “best practices”;

Whereas, the State of Florida and its Local Governments, subject to the completion of formal documents that will effectuate the Parties’ agreements, enter into this Memorandum of Understanding (“MOU”) relating to the allocation and use of the proceeds of Settlements described herein; and

Whereas, this MOU is a preliminary non-binding agreement between the Parties, is not legally enforceable, and only provides a basis to draft formal documents which will effectuate the Parties’ agreements.

A. Definitions

As used in this MOU:

1. “Approved Purpose(s)” shall mean forward-looking strategies, programming and services used to expand the availability of treatment for individuals impacted by substance use disorders, to: (a) develop, promote, and provide evidence-based substance use prevention strategies; (b) provide substance use avoidance and awareness education; (c) decrease the oversupply of licit and illicit opioids; and (d) support recovery from addiction. Approved Purposes shall include, but are not limited to, the opioid abatement strategies listed on Exhibits A and B which are incorporated herein by reference.

2. “Local Governments” shall mean all counties, cities, towns and villages located within the geographic boundaries of the State.

3. “Managing Entities” shall mean the corporations selected by and under contract with the Florida Department of Children and Families or its successor (“DCF”) to manage the

daily operational delivery of behavioral health services through a coordinated system of care. The singular “Managing Entity” shall refer to a singular of the Managing Entities.

4. “County” shall mean a political subdivision of the state established pursuant to s. 1, Art. VIII of the State Constitution.

5. “Municipalities” shall mean cities, towns, or villages of a County within the State with a Population greater than 10,000 individuals and shall also include cities, towns or villages within the State with a Population equal to or less than 10,000 individuals which filed a Complaint in this litigation against Pharmaceutical Supply Chain Participants. The singular “Municipality” shall refer to a singular of the Municipalities.

6. “Negotiating Committee” shall mean a three-member group comprised by representatives of the following: (1) the State; and (2) two representatives of Local Governments of which one representative will be from a Municipality and one shall be from a County (collectively, “Members”) within the State. The State shall be represented by the Attorney General or her designee.

7. “Negotiation Class Metrics” shall mean those county and city settlement allocations which come from the official website of the Negotiation Class of counties and cities certified on September 11, 2019 by the U.S. District for the Northern District of Ohio in *In re National Prescription Opiate Litigation*, MDL No. 2804 (N.D. Ohio). The website is located at <https://allocationmap.iclaimsonline.com>.

8. “Opioid Funds” shall mean monetary amounts obtained through a Settlement as defined in this MOU.

9. “Opioid Related” shall have the same meaning and breadth as in the agreed Opioid Abatement Strategies attached hereto as Exhibits A or B.

10. “Parties” shall mean the State and Local Governments. The singular word “Party” shall mean either the State or Local Governments.

11. “PEC” shall mean the Plaintiffs’ Executive Committee of the National Prescription Opiate Multidistrict Litigation pending in the United States District Court for the Northern District of Ohio.

12. “Pharmaceutical Supply Chain” shall mean the process and channels through which Controlled Substances are manufactured, marketed, promoted, distributed or dispensed.

13. “Pharmaceutical Supply Chain Participant” shall mean any entity that engages in, or has engaged in the manufacture, marketing, promotion, distribution or dispensing of an opioid analgesic.

14. “Population” shall refer to published U.S. Census Bureau population estimates as of July 1, 2019, released March 2020, and shall remain unchanged during the term of this MOU. These estimates can currently be found at <https://www.census.gov>

15. “Qualified County” shall mean a charter or non-chartered county within the State that: has a Population of at least 300,000 individuals and (a) has an opioid taskforce of which it is a member or operates in connection with its municipalities or others on a local or regional basis; (b) has an abatement plan that has been either adopted or is being utilized to respond to the opioid epidemic; (c) is currently either providing or is contracting with others to provide substance abuse prevention, recovery, and treatment services to its citizens; and (d) has or enters into an agreement with a majority of Municipalities (Majority is more than 50% of the Municipalities’ total population) related to the expenditure of Opioid Funds. The Opioid Funds to be paid to a Qualified County will only include Opioid Funds for Municipalities whose claims are released by the Municipality or Opioid Funds for Municipalities whose claims are otherwise barred.

16. “SAMHSA” shall mean the U.S. Department of Health & Human Services, Substance Abuse and Mental Health Services Administration.

17. “Settlement” shall mean the negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant when that resolution has been jointly entered into by the State and Local Governments or a settlement class as described in (B)(1) below.

18. “State” shall mean the State of Florida.

B. Terms

1. **Only Abatement** - Other than funds used for the Administrative Costs and Expense Fund as hereinafter described in paragraph 6 and paragraph 9, respectively), all Opioid Funds shall be utilized for Approved Purposes. To accomplish this purpose, the State will either file a new action with Local Governments as Parties or add Local Governments to its existing action, sever settling defendants, and seek entry of a consent order or other order binding both the State, Local Governments, and Pharmaceutical Supply Chain Participant(s) (“Order”). The Order may be part of a class action settlement or similar device. The Order shall provide for continuing jurisdiction of a state court to address non-performance by any party under the Order. Any Local Government that objects to or refuses to be included under the Order or entry of documents necessary to effectuate a Settlement shall not be entitled to any Opioid Funds and its portion of Opioid Funds shall be distributed to, and for the benefit of, the other Local Governments.

2. **Avoid Claw Back and Recoupment** - Both the State and Local Governments wish to maximize any Settlement and Opioid Funds. In addition to committing to only using funds for the Expense Funds, Administrative Costs and Approved Purposes, both Parties will agree to utilize a percentage of funds for the core strategies highlighted in Exhibit A. Exhibit A contains the programs and strategies prioritized by the U.S. Department of Justice and/or the U.S. Department of Health & Human Services (“Core Strategies”). The State is trying to obtain the United States’ agreement to limit or reduce the United States’ ability to recover or recoup monies from the State and Local Government in exchange for prioritization of funds to certain projects. If no agreement is reached with the United States, then there will be no requirement that a percentage be utilized for Core Strategies.

3. **Distribution Scheme** - All Opioid Funds will initially go to the State, and then be distributed according to the following distribution scheme. The Opioid Funds will be divided into three funds after deducting costs of the Expense Fund detailed in paragraph 9 below:

- (a) City/County Fund- The city/county fund will receive 15% of all Opioid Funds to directly benefit all Counties and Municipalities. The amounts to be distributed to each County and Municipality shall be determined by the Negotiation Class Metrics or other metrics agreed upon, in writing, by a County and a Municipality. For Local Governments that are not within the definition of County or Municipality, those Local Governments may receive that government's share of the City/County Fund under the Negotiation Class Metrics, if that government executes a release as part of a Settlement. Any Local Government that is not within the definition of County or Municipality and that does not execute a release as part of a Settlement shall have its share of the City/County Fund go to the County in which it is located.
- (b) Regional Fund- The regional fund will be subdivided into two parts.
 - (i) The State will annually calculate the share of each County within the State of the regional fund utilizing the sliding scale in section 4 of the allocation contained in the Negotiation Class Metrics or other metrics that the Parties agree upon.
 - (ii) For Qualified Counties, the Qualified County's share will be paid to the Qualified County and expended on Approved Purposes, including the Core Strategies identified in Exhibit A, if applicable.
 - (iii) For all other Counties, the regional share for each County will be paid to the Managing Entities providing service for that County. The Managing Entities will be required to expend the monies on Approved Purposes, including the Core Strategies. The Managing Entities shall endeavor to the greatest extent possible to expend these monies on counties within the State that are non-Qualified Counties and to ensure that there are services in every County.
- (c) State Fund - The remainder of Opioid Funds after deducting the costs of the Expense Fund detailed in paragraph 9, the City/County Fund and the Regional Fund will be expended by the State on Approved Purposes, including the provisions related to Core Strategies, if applicable.
- (d) To the extent that Opioid Funds are not appropriated and expended in a year by the State, the State shall identify the investments where settlement funds will be deposited. Any gains, profits, or interest accrued from the deposit of the Opioid Funds to the extent that any funds are not appropriated and expended within a calendar year, shall be the sole property of the Party that was entitled to the initial deposit.

4. Regional Fund Sliding Scale- The Regional Fund shall be calculated by utilizing the following sliding scale of the Opioid Funds available in any year:

- A. Years 1-6: 40%
- B. Years 7-9: 35%
- C. Years 10-12: 34%
- D. Years 13-15: 33%
- E. Years 16-18: 30%

5. Opioid Abatement Taskforce or Council - The State will create an Opioid Abatement Taskforce or Council (sometimes hereinafter "Taskforce" or "Council") to advise the Governor, the Legislature, Florida's Department of Children and Families ("DCF"), and Local Governments on the priorities that should be addressed as part of the opioid epidemic and to review how monies have been spent and the results that have been achieved with Opioid Funds.

- (a) Size - The Taskforce or Council shall have ten Members equally balanced between the State and the Local Governments.
- (b) Appointments Local Governments - Two Municipality representatives will be appointed by or through Florida League of Cities. Two county representatives, one from a Qualified County and one from a county within the State that is not a Qualified County, will be appointed by or through the Florida Association of Counties. The final representative will alternate every two years between being a county representative (appointed by or through Florida Association of Counties) or a Municipality representative (appointed by or through the Florida League of Cities). One Municipality representative must be from a city of less than 50,000 people. One county representative must be from a county less than 200,000 people and the other county representative must be from a county whose population exceeds 200,000 people.
- (c) Appointments State -
 - (i) The Governor shall appoint two Members.
 - (ii) The Speaker of the House shall appoint one Member.
 - (iii) The Senate President shall appoint one Member.
 - (iv) The Attorney General or her designee shall be a Member.
- (d) Chair - The Attorney General or designee shall be the chair of the Taskforce or Council.
- (e) Term - Members will be appointed to serve a two-year term.

- (f) Support - DCF shall support the Taskforce or Council and the Taskforce or Council shall be administratively housed in DCF.
- (g) Meetings - The Taskforce or Council shall meet quarterly in person or virtually using communications media technology as defined in section 120.54(5)(b)(2), Florida Statutes.
- (h) Reporting - The Taskforce or Council shall provide and publish a report annually no later than November 30th or the first business day after November 30th, if November 30th falls on a weekend or is otherwise not a business day. The report shall contain information on how monies were spent the previous fiscal year by the State, each of the Qualified Counties, each of the Managing Entities, and each of the Local Governments. It shall also contain recommendations to the Governor, the Legislature, and Local Governments for priorities among the Approved Purposes for how monies should be spent the coming fiscal year to respond to the opioid epidemic.
- (i) Accountability - Prior to July 1st of each year, the State and each of the Local Governments shall provide information to DCF about how they intend to expend Opioid Funds in the upcoming fiscal year. The State and each of the Local Government shall report its expenditures to DCF no later than August 31st for the previous fiscal year. The Taskforce or Council will set other data sets that need to be reported to DCF to demonstrate the effectiveness of Approved Purposes. All programs and expenditures shall be audited annually in a similar fashion to SAMHSA programs. Local Governments shall respond and provide documents to any reasonable requests from the State for data or information about programs receiving Opioid Funds.
- (j) Conflict of Interest - All Members shall adhere to the rules, regulations and laws of Florida including, but not limited to, Florida Statute §112.311, concerning the disclosure of conflicts of interest and recusal from discussions or votes on conflicted matters.

6. **Administrative Costs**- The State may take no more than a 5% administrative fee from the State Fund ("Administrative Costs") and any Regional Fund that it administers for counties that are not Qualified Counties. Each Qualified County may take no more than a 5% administrative fee from its share of the Regional Funds.

7. **Negotiation of Non-Multistate Settlements** - If the State begins negotiations with a Pharmaceutical Supply Chain Participant that is separate and apart from a multi-state negotiation, the State shall include Local Governments that are a part of the Negotiating Committee in such negotiations. No Settlement shall be recommended or accepted without the affirmative votes of both the State and Local Government representatives of the Negotiating Committee.

8. **Negotiation of Multistate or Local Government Settlements** - To the extent practicable and allowed by other parties to a negotiation, both Parties agree to communicate with

members of the Negotiation Committee regarding the terms of any other Pharmaceutical Supply Chain Participant Settlement.

9. **Expense Fund** - The Parties agree that in any negotiation every effort shall be made to cause Pharmaceutical Supply Chain Participants to pay costs of litigation, including attorneys' fees, in addition to any agreed to Opioid Funds in the Settlement. To the extent that a fund sufficient to pay the entirety of all contingency fee contracts for Local Governments in the State of Florida is not created as part of a Settlement by a Pharmaceutical Supply Chain Participant, the Parties agree that an additional expense fund for attorneys who represent Local Governments (herein "Expense Fund") shall be created out of the City/County fund for the purpose of paying the hard costs of a litigating Local Government and then paying attorneys' fees.

- (a) The Source of Funds for the Expense Fund- Money for the Expense Fund shall be sourced exclusively from the City/County Fund.
- (b) The Amount of the Expense Fund- The State recognizes the value litigating Local Governments bring to the State of Florida in connection with the Settlement because their participation increases the amount Incentive Payments due from each Pharmaceutical Supply Chain Participant. In recognition of that value, the amount of funds that shall be deposited into the Expense fund shall be contingent upon on the percentage of litigating Local Government participation in the Settlement, according to the following table:

Litigating Local Government Participation in the Settlement (by percentage of the population)	Amount that shall be paid into the Expense Fund from (and as a percentage of) the City/County fund
96 to 100%	10%
91 to 95%	7.5%
86 to 90%	5%
85%	2.5%
Less than 85%	0%

If fewer than 85% percent of the litigating Local Governments (by population) participate, then the Expense Fund shall not be funded, and this Section of the MOU shall be null and void.

- (c) The Timing of Payments into the Expense Fund- Although the amount of the Expense Fund shall be calculated based on the entirety of payments due to the City/County fund over a ten to eighteen year period, the Expense Fund shall be funded entirely from payments made by Pharmaceutical Supply Chain Participants during the first two years of the Settlement. Accordingly, to offset the amounts being paid from the City/County to the Expense Fund in the first two years, Counties or Municipalities may borrow from the Regional Fund during the first two years and pay the borrowed amounts back to the Regional Fund during years three, four, and five.

For the avoidance of doubt, the following provides an illustrative example regarding the calculation of payments and amounts that may be borrowed under the terms of this MOU, consistent with the provisions of this Section:

Opioid Funds due to State of Florida and Local Governments (over 10 to 18 years):	\$1,000
Litigating Local Government Participation:	100%
City/County Fund (over 10 to 18 years):	\$150
Expense Fund (paid over 2 years):	\$15
Amount Paid to Expense Fund in 1st year:	\$7.5
Amount Paid to Expense Fund in 2nd year:	\$7.5
Amount that may be borrowed from Regional Fund in 1st year:	\$7.5
Amount that may be borrowed from Regional Fund in 2nd year:	\$7.5
Amount that must be paid back to Regional Fund in 3rd year:	\$5
Amount that must be paid back to Regional Fund in 4th year:	\$5
Amount that must be paid back to Regional Fund in 5th year:	\$5

- (d) Creation of and Jurisdiction over the Expense Fund- The Expense Fund shall be established, consistent with the provisions of this Section of the MOU, by order of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, West Pasco Division New Port Richey, Florida, in the matter of *The State of Florida, Office of the Attorney General, Department of Legal Affairs v. Purdue Pharma L.P., et al.*, Case No. 2018-CA-001438 (the "Court"). The Court shall have jurisdiction over the Expense Fund, including authority to allocate and disburse amounts from the Expense Fund and to resolve any disputes concerning the Expense Fund.
- (e) Allocation of Payments to Counsel from the Expense Fund- As part of the order establishing the Expense Fund, counsel for the litigating Local Governments shall seek to have the Court appoint a third-neutral to serve as a special master for purposes of allocating the Expense Fund. Within 30 days of entry of the order appointing a special master for the Expense Fund, any counsel who intend to seek an award from the Expense Fund shall provide the copies of their contingency fee contracts to the special master. The special master shall then build a mathematical model, which shall be based on each litigating Local Government's share under the Negotiation Class Metrics and the rate set forth in their contingency contracts, to calculate a proposed award for each litigating Local Government who timely provided a copy of its contingency contract.

10. **Dispute resolution**- Any one or more of the Local Governments or the State may object to an allocation or expenditure of Opioid Funds solely on the basis that the allocation or expenditure at issue (a) is inconsistent with the Approved Purposes; (b) is inconsistent with the distribution scheme as provided in paragraph 3, or (c) violates the limitations set forth herein with respect to administrative costs or the Expense Fund. There shall be no other basis for bringing an objection to the approval of an allocation or expenditure of Opioid Funds.

Schedule A

Core Strategies

States and Qualifying Block Grantees shall choose from among the abatement strategies listed in Schedule B. However, priority shall be given to the following core abatement strategies (“**Core Strategies**”)[, such that a minimum of ___% of the [aggregate] state-level abatement distributions shall be spent on [one or more of] them annually].¹

A. Naloxone or other FDA-approved drug to reverse opioid overdoses

1. Expand training for first responders, schools, community support groups and families; and
2. Increase distribution to individuals who are uninsured or whose insurance does not cover the needed service.

B. Medication-Assisted Treatment (“MAT”) Distribution and other opioid-related treatment

1. Increase distribution of MAT to non-Medicaid eligible or uninsured individuals;
2. Provide education to school-based and youth-focused programs that discourage or prevent misuse;
3. Provide MAT education and awareness training to healthcare providers, EMTs, law enforcement, and other first responders; and
4. Treatment and Recovery Support Services such as residential and inpatient treatment, intensive outpatient treatment, outpatient therapy or counseling, and recovery housing that allow or integrate medication with other support services.

C. Pregnant & Postpartum Women

1. Expand Screening, Brief Intervention, and Referral to Treatment (“SBIRT”) services to non-Medicaid eligible or uninsured pregnant women;
2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for women with co-occurring Opioid Use Disorder (“OUD”) and other Substance Use Disorder (“SUD”)/Mental Health disorders for uninsured individuals for up to 12 months postpartum; and
3. Provide comprehensive wrap-around services to individuals with Opioid Use Disorder (OUD) including housing, transportation, job placement/training, and childcare.

D. Expanding Treatment for Neonatal Abstinence Syndrome

1. Expand comprehensive evidence-based and recovery support for NAS babies;
2. Expand services for better continuum of care with infant-need dyad; and
3. Expand long-term treatment and services for medical monitoring of NAS babies and their families.

¹ As used in this Schedule A, words like “expand,” “fund,” “provide” or the like shall not indicate a preference for new or existing programs. Priorities will be established through the mechanisms described in the Term Sheet.

E. Expansion of Warm Hand-off Programs and Recovery Services

1. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments;
2. Expand warm hand-off services to transition to recovery services;
3. Broaden scope of recovery services to include co-occurring SUD or mental health conditions. ;
4. Provide comprehensive wrap-around services to individuals in recovery including housing, transportation, job placement/training, and childcare; and
5. Hire additional social workers or other behavioral health workers to facilitate expansions above.

F. Treatment for Incarcerated Population

1. Provide evidence-based treatment and recovery support including MAT for persons with OUD and co-occurring SUD/MH disorders within and transitioning out of the criminal justice system; and
2. Increase funding for jails to provide treatment to inmates with OUD.

G. Prevention Programs

1. Funding for media campaigns to prevent opioid use (similar to the FDA's "Real Cost" campaign to prevent youth from misusing tobacco);
2. Funding for evidence-based prevention programs in schools.;
3. Funding for medical provider education and outreach regarding best prescribing practices for opioids consistent with the 2016 CDC guidelines, including providers at hospitals (academic detailing);
4. Funding for community drug disposal programs; and
5. Funding and training for first responders to participate in pre-arrest diversion programs, post-overdose response teams, or similar strategies that connect at-risk individuals to behavioral health services and supports.

H. Expanding Syringe Service Programs

1. Provide comprehensive syringe services programs with more wrap-around services including linkage to OUD treatment, access to sterile syringes, and linkage to care and treatment of infectious diseases.

I. Evidence-based data collection and research analyzing the effectiveness of the abatement strategies within the State.

Schedule B

Approved Uses

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:²

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment (MAT) approved by the U.S. Food and Drug Administration.
2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine (ASAM) continuum of care for OUD and any co-occurring SUD/MH conditions
3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
4. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.
5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.
6. Treatment of trauma for individuals with OUD (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.
7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.
8. Training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.
10. Fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
11. Scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD or mental health conditions, including but not limited to training,

² As used in this Schedule B, words like “expand,” “fund,” “provide” or the like shall not indicate a preference for new or existing programs. Priorities will be established through the mechanisms described in the Term Sheet.

scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.

12. [Intentionally Blank – to be cleaned up later for numbering]

13. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (DATA 2000) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.

14. Dissemination of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.

15. Development and dissemination of new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication-Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in treatment for or recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.
2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.
3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.
4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved medication with other support services.
5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.
6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions.
7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.
8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.

9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.

10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.

11. Training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.

12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.

14. Create and/or support recovery high schools.

15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED (CONNECTIONS TO CARE)

Provide connections to care for people who have – or at risk of developing – OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.

2. Fund Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.

3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.

5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.

6. Training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.

7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically-appropriate follow-up care through a bridge clinic or similar approach.

8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.

9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.

10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions or to persons who have experienced an opioid overdose.

11. Expand warm hand-off services to transition to recovery services.

12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.

13. Develop and support best practices on addressing OUD in the workplace.

14. Support assistance programs for health care providers with OUD.

15. Engage non-profits and the faith community as a system to support outreach for treatment.

16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

D. ADDRESS THE NEEDS OF CRIMINAL-JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:

a. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);

b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;

c. “Naloxone Plus” strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;

d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model;

e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or

f. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise

2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.
3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions
4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are incarcerated in jail or prison.
5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are leaving jail or prison have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.
6. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.
7. Provide training on best practices for addressing the needs of criminal-justice-involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome (NAS), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women – or women who could become pregnant – who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.
2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.
3. Training for obstetricians or other healthcare personnel that work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.
4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; expand long-term treatment and services for medical monitoring of NAS babies and their families.

5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with Neonatal Abstinence Syndrome get referred to appropriate services and receive a plan of safe care.
6. Child and family supports for parenting women with OUD and any co-occurring SUD/MH conditions.
7. Enhanced family supports and child care services for parents with OUD and any co-occurring SUD/MH conditions.
8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.
9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including but not limited to parent skills training.
10. Support for Children's Services – Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Fund medical provider education and outreach regarding best prescribing practices for opioids consistent with Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).
2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
3. Continuing Medical Education (CME) on appropriate prescribing of opioids.
4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Support enhancements or improvements to Prescription Drug Monitoring Programs (PDMPs), including but not limited to improvements that:
 - a. Increase the number of prescribers using PDMPs;
 - b. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or

- c. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD in a manner that complies with all relevant privacy and security laws and rules.
- 6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.
- 7. Increase electronic prescribing to prevent diversion or forgery.
- 8. Educate Dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

- 1. Fund media campaigns to prevent opioid misuse.
- 2. Corrective advertising or affirmative public education campaigns based on evidence.
- 3. Public education relating to drug disposal.
- 4. Drug take-back disposal or destruction programs.
- 5. Fund community anti-drug coalitions that engage in drug prevention efforts.
- 6. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA).
- 7. Engage non-profits and faith-based communities as systems to support prevention.
- 8. Fund evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
- 9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
- 10. Create of support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.
- 11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.
- 12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address

mental health needs in young people that (when not properly addressed) increase the risk of opioid or other drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increase availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, individuals at high risk of overdose, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.
2. Public health entities provide free naloxone to anyone in the community
3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.
4. Enable school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.
5. Expand, improve, or develop data tracking software and applications for overdoses/naloxone revivals.
6. Public education relating to emergency responses to overdoses.
7. Public education relating to immunity and Good Samaritan laws.
8. Educate first responders regarding the existence and operation of immunity and Good Samaritan laws.
9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.
10. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.
11. Support mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.
12. Provide training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.
13. Support screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items in sections C, D, and H relating to first responders, support the following:

1. Educate law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.
2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, coordination, facilitation, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local, or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment intervention services; to support training and technical assistance; or to support other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
2. A dashboard to share reports, recommendations, or plans to spend opioid settlement funds; to show how opioid settlement funds have been spent; to report program or strategy outcomes; or to track, share, or visualize key opioid-related or health-related indicators and supports as identified through collaborative statewide, regional, local, or community processes.
3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.
2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection, and evaluation of programs and strategies described in this opioid abatement strategy list.
2. Research non-opioid treatment of chronic pain.
3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.
4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.
5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).
7. Epidemiological surveillance of OUD-related behaviors in critical populations including individuals entering the criminal justice system, including but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring (ADAM) system.
8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.
9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.



City of Eustis

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

Staff Report

TO: Eustis City Commission
FROM: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: RESOLUTION NUMBER 21-55: TEXTILE RECYCLING COLLECTION BIN
AT 2601 E. ORANGE AVENUE

Introduction:

Resolution Number 21-55 approves placement of a textile recycling collection bin at 2601 E. Orange Avenue pursuant to Ordinance Number 21-07.

Background:

See attached Staff Report

Recommended Action:

The City Commission has discretion to approve the placement of the bin should they find the submitted application meets the requirements of Ordinance Number 21-07.

Alternatives:

1. Approve Resolution Number 21-55
2. Deny Resolution Number 21-55

Attachments:

[Staff Report Res. No. 21-55](#)

[Resolution No. 21-55](#)

[BTR App & Supporting Docs 2601 E Orange Ave](#)

[Ordinance No. 21-07](#)

Reviewed by:

Ronald Neibert, City Manager
Mary Montez, City Clerk

Approved - 30 Jul 2021
Approved - 02 Aug 2021



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: AUGUST 5, 2021
RE: RESOLUTION NO. 21-55: ORLA RECYCLED CLOTHING, INC. – TEXTILE
RECYCLING COLLECTION BIN AT AAA MINI STORAGE 2601 (2599) E.
ORANGE AVE.

Introduction:

Resolution No. 21-55 approves placement of a textile recycling collection bin at 2601 E. Orange Avenue pursuant to Ordinance No. 21-07.

Recommended Action:

The City Commission has discretion to approve the placement of the bin should they find the submitted application meets the requirements of Ordinance No. 21-07.

Applicant's Request:

The applicant request approval for a textile recycling collection bin at AAA Mini Storage.

Considerations/Analysis :

Ordinance No. 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 2601 E. Orange Ave.***
- ***The applicant has provided an authorization form signed by the property owner (Michael Coffman, President, AAA Mini Storage, Inc.), however, the form provided authorizes American Textile Recycling Services to place the bin on the property, and the BTR application lists a different business name: Orla Recycled Clothing, Inc.***
- ***The applicant has indicated (by email) that, "American Textile Recycling Service is the parent company of Orla Recycled Clothing, Inc. Gilbert Regalado is the company CEO and David Paganee is owner and president. Locally, the operation is managed by Brian Papenfuss," but has not provided documentation of the relationship between companies.***

(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 three bin placement locations. 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 bins are 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 bins are 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. ATRS office with an Orlando address is provided (note BTR application is under Orla Recycled Clothing, Inc. A phone number "call 866-900-9308 for special recycling," is shown on the bin, which number appears to be registered to ATRS. 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).

All of the applicants proposed bins are 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 three (3) bins; no other applications for bins have been received to date.

Community Input

The community will have an opportunity for input at the August 5, 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 will be subject to an annual business tax of \$80.

Alternatives:

1. Approve Resolution No. 21-55
2. Deny Resolution No. 21-55

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 No. 21-55 with Exhibit A & B
- Business Tax Receipt Application

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.

WHEREAS, Orla Recycled Clothing, Inc./American Textile Recycling Service has made an application for textile recycling collection bin on approximately 9.65 acres located at 2601 (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 2601 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 5th day of August 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 5th day of August, 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 21-55 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

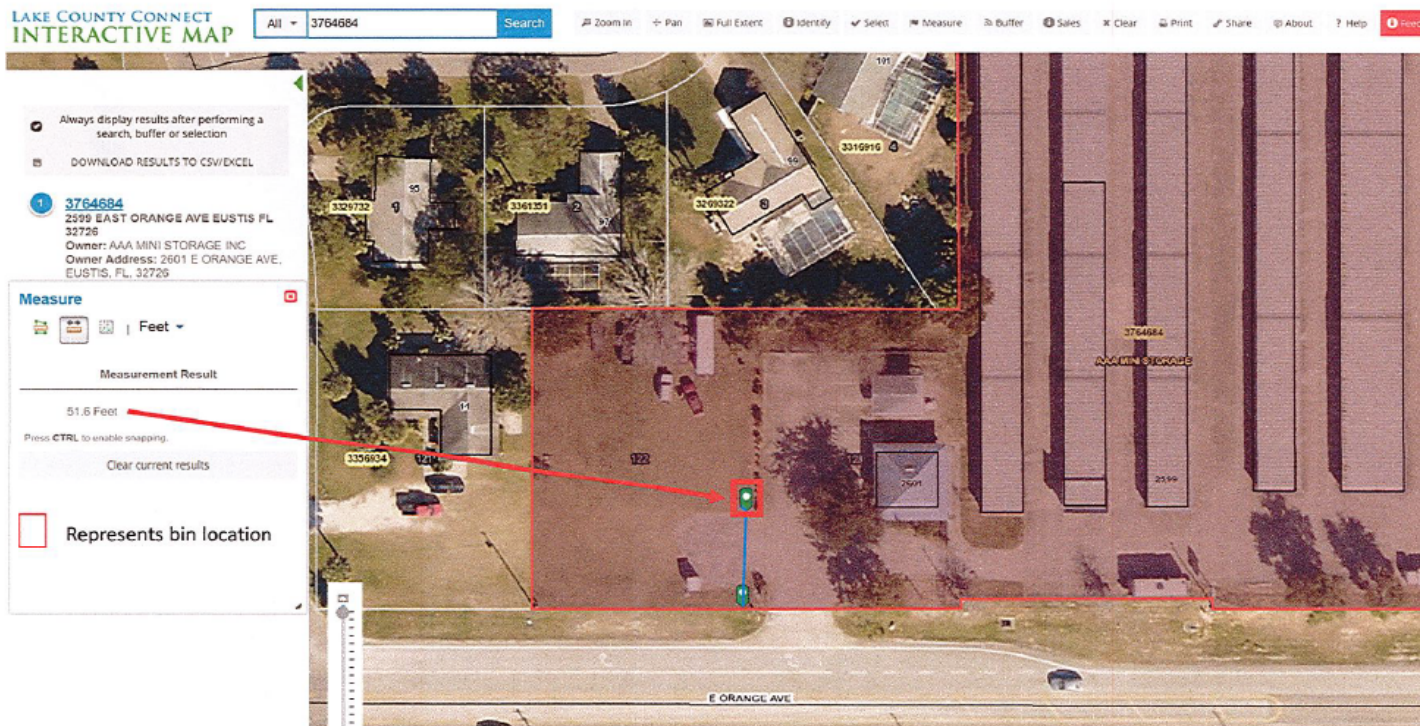
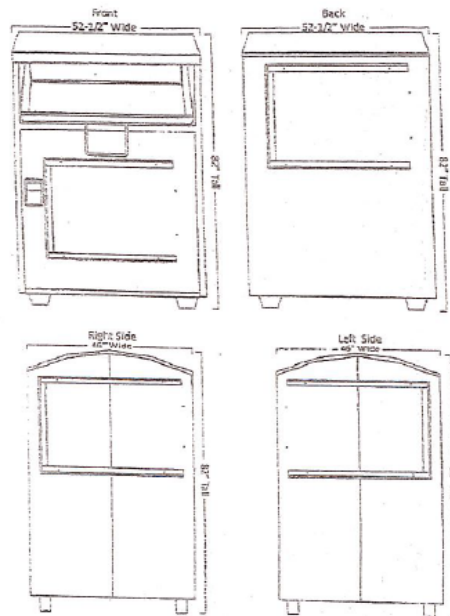


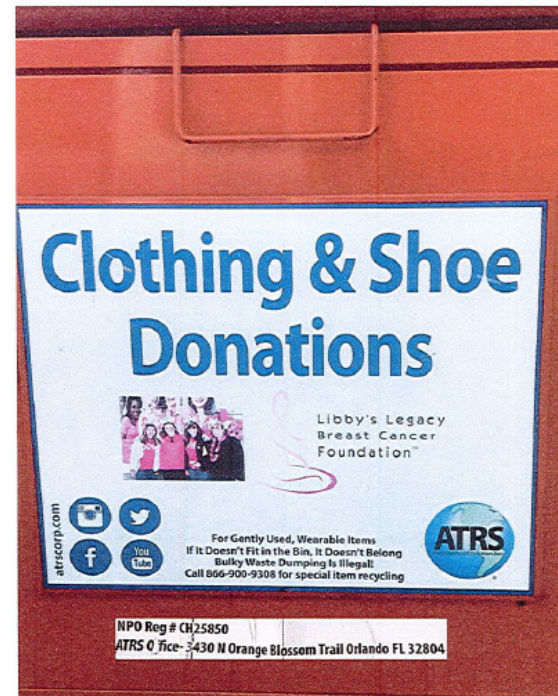
Exhibit B

ATRS Bin Dimensions



ATRS Bin

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 #
Date	7/19/21	By
Customer #		
BTR #		
BTR Code		
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. / DBA American Textile Recycling Service					
Business Address (Physical Location) including suite number if applicable AAA Mini Storage, 2601 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 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) David Paganee					
Federal Employer Identification Number (FEIN) 81-1622482			State License Number SS43226		
Corporate Officer or Individual - First Name Brian		Middle Initial	Last Name Papenfuss		Suffix (Jr, Sr, III)
Title Market Manager		Social Security Number 297-68-7963		Birth Date 09/25/1975	
Driver's License Number P151-061-75-345-0		DL State Florida		DL Expiration Date 09/25/2021	
Residence Address 1605 The Oaks Blvd,		City Kissimmee,	State FL	Zip Code 34746	Residence Phone Number 407-615-9688
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

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.

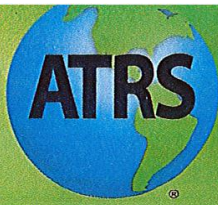
Signature: <u>Brian A. Papenfuss</u>	Emergency Contact Information on Page 5 is required by Law as stated in the City of Eustis Code of Ordinances, Chapter 26, Section 26-29
Print Name: <u>Brian Papenfuss</u>	
Witness Signature: <u>G. Tolley</u>	
Print Witness Name: <u>Gary Tolley</u>	
Date: <u>7/23/21</u>	

City of Eustis – Confidential Form Emergency Contact Business or Residence Alarm Information for Police & Fire Departments					
Business Owner Name (Corporation Name or Sole Proprietor) ATRS/Orla Recycling					
Business Address (Physical Location) including suite number if applicable AAA Mini Storage, 2601 E Orange Ave, Eustis, FL 32726				Business Telephone Number	
Mailing Address (if different from physical location) 3430 N Orange Blossom Trail,		City Orlando		State FL	
				Zip Code 32804	
Owner (Corporate Officer or Individual)				Telephone Number	
Types of Alarm(s) (Check All that Apply)					
Fire		☐ Yes ☐ No		Burglar	
☐ Smoke Detectors		☐ Manual Pull Stations		☐ Lockbox	
☐ Kitchen Hood System		☐ Standpipe System		☐ Heat Detectors	
☐ Sprinkler System		Other:		☐ Local Only ☐ Monitored	
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 ATRS 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 Brian Papenfuss			Telephone Number 407-615-9688		
Name Gary Tolley			Telephone Number 321-663-3709		
Name			Telephone Number		
Name			Telephone Number		

Signature of Business Owner/Applicant

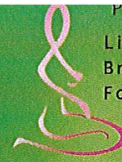
Brian A. Papenfuss

Date **7/19/21**



American Textile Recycling Service

Neighborhood Donation Bins



Proudly supporting:
Libby's Legacy
Breast Cancer
Foundation™

A Registered 501(c)(3)
Non-Profit Organization

866-900-9308 • www.atrscorp.com • facebook.com/atrscorp • @atrrecycling

OUR COMMITMENT TO SITE HOSTS

As a Donation Bin Site Host, you authorize ATRS to place a Clothing and Shoe Donation Bin at a mutually agreeable location on the below named property. ATRS will regularly collect the donated used clothing and various household items to be processed and recycled in the ordinary course of its business. Libby's Legacy has partnered with ATRS and as per its contract receives 100% of the market value of every pound collected. To learn more about Libby's Legacy, and ATRS please visit <http://atrscorp.com/contact/>

Our Promise To You:

- ✓ Service Donation Bins as often as necessary to prevent overflow.
- ✓ Maintain Bins in satisfactory condition both structurally and in appearance.
- ✓ Keep area clean from all debris within a minimum of ten (10) feet of the Bin.
- ✓ Be responsible for obtaining any City permits, if required, at ATRS expense.
- ✓ Maintain \$1,000,000 of liability insurance for this location.
- ✓ Respond to questions from you and the public through the ATRS 24-Hr Hotline posted on every bin.
- ✓ Respond promptly to any concerns within 24 hours.
- ✓ Advise Authorized Agent of any Unauthorized Bin Placement on property.
- ✓ Market and promote your destination.

Thanks for your support in allowing the placement of this donation bin. In the event you change your mind for any reason it will be removed within 72 hours from your authorization.

<u>2599 E Orange Ave, EUSTON, FL 32726</u>	
Bin Location	
<u>AAA Mini Storage</u>	<u>GARY TERRY</u>
Business	Community Relations Advocate Name
<u>Michael Coffman</u>	American Textile Recycling Service
Authorized Agent Name	Title
<u>Coffman</u>	
<u>Michael Coffman</u>	<u>[Signature]</u>
Email	Community Relations Advocate Signature
<u>6/23/21</u>	<u>23 June 21</u>
Authorized Agent Signature	Date



AAA Mini Storage Inc

2599 E Orange Ave, Eustis

LAKE COUNTY CONNECT
INTERACTIVE MAP

All 3764684 Search

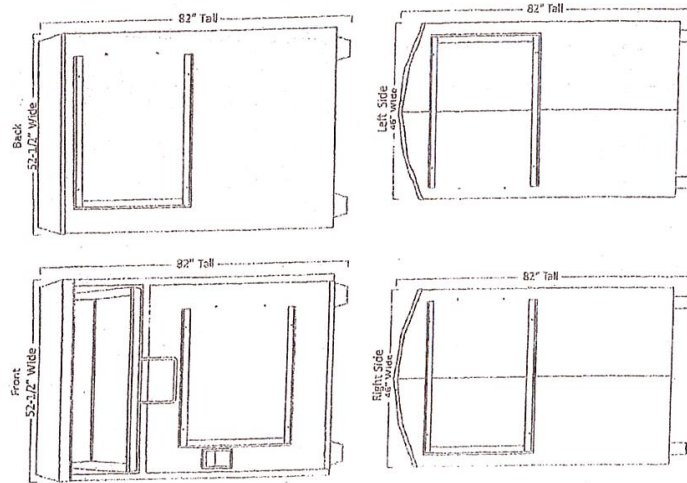
Always display results after performing a search, buffer or selection
DOWNLOAD RESULTS TO CSV/EXCEL

3764684
2599 EAST ORANGE AVE EUSTIS FL 32726
Owner: AAA MINI STORAGE INC
Owner Address: 2601 E ORANGE AVE, EUSTIS, FL 32726

Measure
51.6 Feet
Press CTRL to enable snapping.
Clear current results

☐ Represents bin location

ATRS Bin Dimensions



ATRS Bin Steel Construction, Powder Coated, 700lbs



- 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: Brian A. Papenfuss Date: 7/19/21

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: _____
 Print Name: _____
 Witness Signature: _____
 Print Witness Name: _____
 Date: _____

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

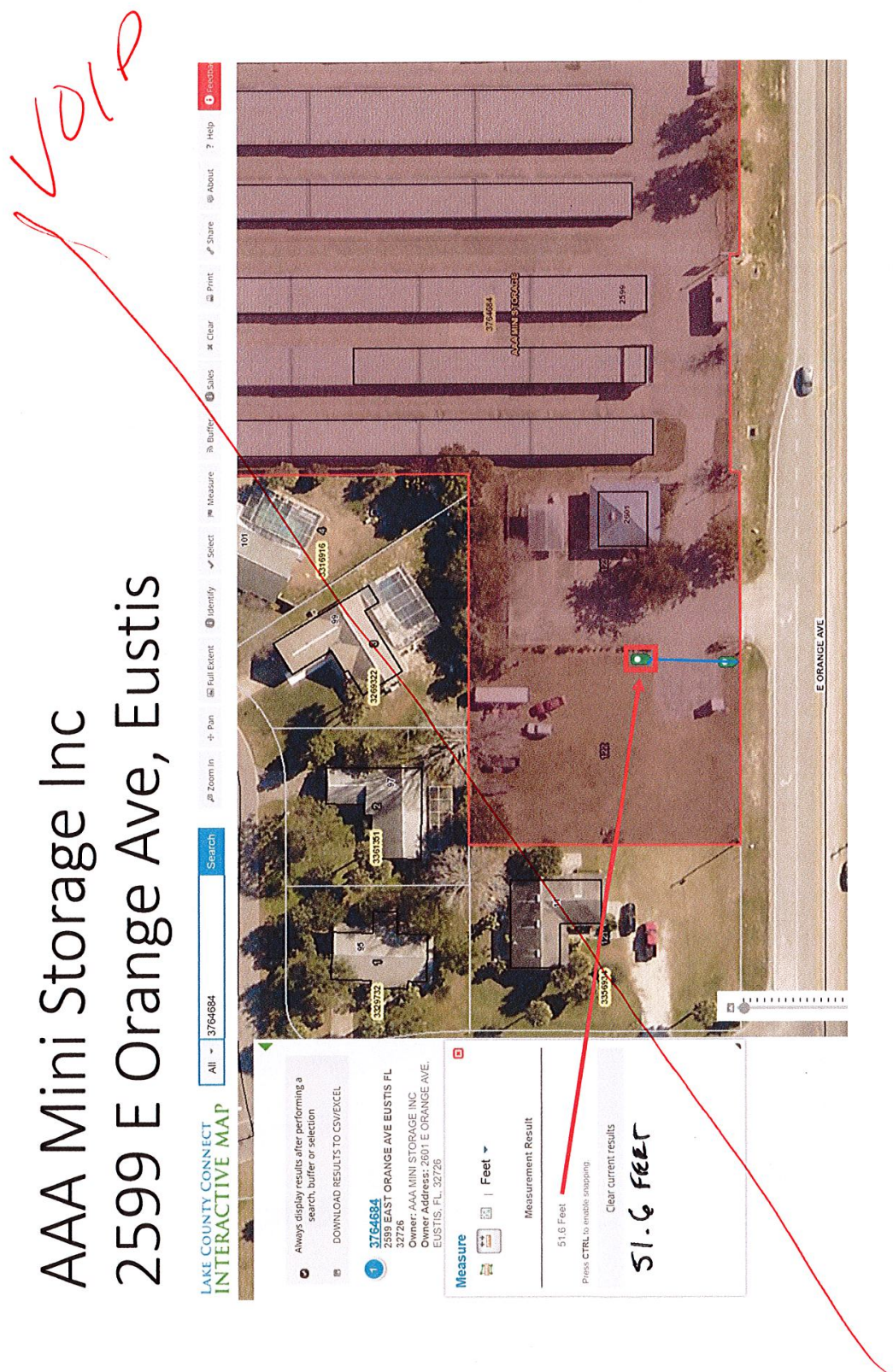
City of Eustis – Confidential Form Emergency Contact Business or Residence Alarm Information for Police & Fire Departments							
Business Owner Name (Corporation Name or Sole Proprietor)							
Business Address (Physical Location) including suite number if applicable					Business Telephone Number		
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							
The authorization listed below only recognizes the ATRS 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 Brian Papenfuss				Telephone Number 407-615-9688			
Name Gary Tolley				Telephone Number 321-663-3709			
Name				Telephone Number			
Name				Telephone Number			

Signature of Business Owner/Applicant

Brian A. Papenfuss

Date **7/19/21**

Volp



ORDINANCE NUMBER 21-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AMENDING CHAPTER 34, ARTICLE II, BY ADDING THE REGULATION OF TEXTILE RECYCLING COLLECTION BINS (CLOTHING DONATION BINS) TO THE CODE OF ORDINANCES; REPEALING ALL PRIOR EUSTIS ORDINANCES INCONSISTENT HERewith; AND PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Eustis City Commission strives to provide appropriate legislation to protect the quality of life for the residents of Eustis; and

WHEREAS, the Eustis City Commission has determined there is a necessity in the City of Eustis and it will promote the general health, safety, and welfare of the City of Eustis to establish regulations of clothing bins within the City of Eustis.

WHEREAS, the following sections will be included in the Code of Ordinances, Chapter 34, Article II.

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS THE FOLLOWING:

SECTION I. Purpose, Intent and Findings. Unlike other recyclables, such as bottles, cans and paper, clothing, shoes and other articles intended to be worn (hereinafter "textiles") have not typically been collected through regularly scheduled household pick-ups but instead have been collected through donations to receptacles located on properties owned by for-profit and not-for-profit organizations, often by way of unsupervised textile recycling collection bins placed throughout the community. If not properly regulated, textile recycling operations and textile recycling collection bins can conflict with parking, traffic circulation, and tree preservation and can lead to nuisance situations such as abandoned personal property, junk, trash, and blight. When properly regulated, textile recycling collection bins can provide a cost-effective and convenient method of textile recycling, thereby reducing nuisance, abandoned personal property, junk, trash, and blight. The purpose of this Ordinance is to set forth the conditions under which textile recycling collection bins may be placed on public and private property and to provide minimum standards as to how they are operated and maintained, as necessary to protect the public health, safety and welfare.

SECTION II. Definitions. For purposes of this Ordinance, textile recycling collection bin means a self-service container designed to allow members of the general public to deposit used textile items such as shoes, clothing, linens and draperies; and textile recycling collection means the gathering and transportation of deposited textile items such as shoes, clothing, linens and draperies either for the purpose of resale or re-use for other purposes.

SECTION III. Regulation of Textile Recycling Collection Bins.

a. Only authorized textile recycling collection bins permitted. No person shall place or maintain a textile recycling collection bin within the City of Eustis except in conformity herewith and, if on City property as authorized through a franchise agreement.

b. Collection from stationary vehicles. Collection of textiles for recycling from a stationary vehicle, truck, wagon, trailer, or similar vehicle is prohibited within the City of Eustis unless approved by the City Commission. Textile recycling collections taken directly from homes, businesses, or institutions, whether through regularly scheduled or pick-ups or through pick-ups based on special request of the donor are not prohibited and are permitted without City Commission approval.

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: City-owned property with approval by Resolution of the City Commission through a franchise agreement or Developed parcels that are (1) approved for non-residential use, including commercial, office, industrial and community services uses, (2) are not located within the Central Business District or Community Redevelopment Area, (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), (4) as expressly approved by the City Commission by Resolution and (5) owned or operated by a business with a valid and active, at all times, City of Eustis business tax receipt.

(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.

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

(iii) 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.

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

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

(vi) 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.

(vii) 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).

(viii) 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.

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

SECTION IV. Enforcement of Other Regulations.

This section does not limit the authority of any state or local agency to enforce other laws, rules or ordinances relating to litter or solid waste management.

SECTION V. Severability, Appeals and Time Limitation for Court Action.

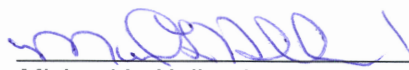
Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid. Any person aggrieved by this Ordinance or seeking to challenge the validity of this Ordinance or any portion thereof including the application thereof shall, before filing a lawsuit, first file a petition with the City Commission who shall hear petitioner's reasons, afford due process and an opportunity to be heard and shall render a decision on the petition within 90 days after the filing of the petition. Any lawsuit concerning this Ordinance must be filed within 30 days after the City Commission's decision and if not, it is time barred.

SECTION VI. Effective Date.

This Ordinance shall take effect on July 5, 2021. Bins, stationary vehicles, trucks, wagons, trailers or similar vehicles placed, operated or maintained not in conformity herewith shall be removed or brought into compliance no later than July 5, 2021.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Lake County, Florida, this 3rd day of June, 2021.

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**

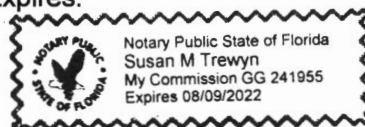
The foregoing instrument was acknowledged before me this 3rd day of June, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

Susan M. Trewyn

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.

[Signature]
City Attorney's Office

6/3/2021
Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-07 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
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: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: RESOLUTION NUMBER 21-56: TEXTILE RECYCLING COLLECTION BIN
AT 256 W COUNTY ROAD 44

Introduction:

Resolution Number 21-56 approves placement of a textile recycling collection bin at 256 W County Road 44 pursuant to Ordinance Number 21-07.

Background:

See attached Staff Report

Recommended Action:

The City Commission has discretion to approve the placement of the bin should they find the submitted application meets the requirements of Ordinance Number 21-07.

Alternatives:

1. Approve Resolution Number 21-56
2. Deny Resolution Number 21-56

Attachments:

[Staff Report Res. No. 21-56](#)

[BTR App & Supporting Docs 256 W CR 44](#)

[Resolution No. 21-56](#)

[Ordinance No. 21-07](#)

Reviewed by:

Ronald Neibert, City Manager
Mary Montez, City Clerk

Approved - 30 Jul 2021
Approved - 02 Aug 2021



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: AUGUST 5, 2021
RE: RESOLUTION NO. 21-56: ORLA RECYCLED CLOTHING, INC. – TEXTILE
RECYCLING COLLECTION BIN AT LIQUOR WAREHOUSE 256 W
COUNTY ROAD 44

Introduction:

Resolution No. 21-56 approves placement of a textile recycling collection bin at 256 W County Road 44 pursuant to Ordinance No. 21-07.

Recommended Action:

The City Commission has discretion to approve the placement of the bin should they find the submitted application meets the requirements of Ordinance No. 21-07.

Applicant's Request:

The applicant request approval for a textile recycling collection bin at Liquor Warehouse.

Considerations/Analysis :

Ordinance No. 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 retail store.

(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 256 W County Road 44.***
- ***The applicant has provided an authorization form signed by the Manager of the Liquor Warehouse (Hemashu Patel), however, the form provided authorizes American Textile Recycling Services to the place the bin on the property, and the BTR application lists a different business name: Orla Recycled Clothing, Inc.***
- ***In addition to the authorization form signed by the Liquor Warehouse manager, an authorized agent form has been provided whereby Hemashu Patel has provided his notarized signature stating he is an authorized agent for the property.***
- ***The applicant has indicated (by email) that, "American Textile Recycling Service is the parent company of Orla Recycled Clothing, Inc. Gilbert Regalado is the company CEO and David Paganee is owner and president. Locally, the operation is managed by Brian Papenfuss," but has not provided documentation of the relationship between companies.***

(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 three bin placement locations. 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 bins are 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 117.8-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 bins are 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. ATRS office with an Orlando address is provided (note BTR application is under Orla Recycled Clothing, Inc. A phone number "call 866-900-9308 for special recycling," is shown on the bin, which number appears to be registered to ATRS. 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).

All of the applicants proposed bins are 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 three (3) bins; no other applications for bins have been received to date.

Community Input

The community will have an opportunity for input at the August 5, 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 will be subject to an annual business tax of \$80.

Alternatives:

1. Approve Resolution No. 21-56
2. Deny Resolution No. 21-56

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 No. 21-56 with Exhibit A & B
- Business Tax Receipt Application



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

Office Use Only		AK #
Date	7/19/21	By (signature)
Customer #		
BTR #		
BTR Code		
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. / DBA American Textile Recycling Service					
Business Address (Physical Location) including suite number if applicable Liquor Warehouse, 256 W CR 44, 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 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) David Paganee					
Federal Employer Identification Number (FEIN) 81-1622482			State License Number SS43226		
Corporate Officer or Individual - First Name Brian		Middle Initial	Last Name Papenfuss		Suffix (Jr, Sr, III)
Title Market Manager		Social Security Number 297-68-7963		Birth Date 09/25/1975	
Driver's License Number P151-061-75-345-0		DL State Florida		DL Expiration Date 09/25/2021	
Residence Address 1605 The Oaks Blvd,		City Kissimmee,	State FL	Zip Code 34746	
Residence Phone Number 407-615-9688					
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			

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
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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
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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
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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).

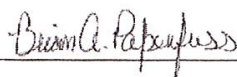
I acknowledge that the issuance of a Business Tax Receipt is contingent upon compliance with all ordinances, regulations, and provisions of the City of Eustis. Should any structure or conditions be found in conflict with the building codes and fire safety requirements, that department shall set forth 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: _____	<i>Brian A. Papenfuss</i>	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
Print Name: _____	Brian Papenfuss	
Witness Signature: _____	<i>Gary Tolley</i>	
Print Witness Name: _____	Gary Tolley	
Date: 7/23/21		

City of Eustis – Confidential Form Emergency Contact Business or Residence Alarm Information for Police & Fire Departments							
Business Owner Name (Corporation Name or Sole Proprietor) ATRS/Orla Recycling							
Business Address (Physical Location) including suite number if applicable Liquor Warehouse, 256 W CR 44, Eustis, FL 32726					Business Telephone Number		
Mailing Address (if different from physical location) 3430 N Orange Blossom Trail,		City Orlando,		State FL		Zip Code 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 ATRS 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 Brian Papenfuss				Telephone Number 407-615-9688			
Name Gary Tolley				Telephone Number 321-663-3709			
Name				Telephone Number			
Name				Telephone Number			

Signature of Business Owner/Applicant



 Date **7/19/21**



AMERICAN
TEXTILE
RECYCLING
SERVICE

**Property
Authorized Agent Form**

I, HEMASHU PATEL, am an Authorized Agent for the property at
256 W CR 44, EUSTIS, FL

As such, I give permission to ORLA Recycling Service and their parent company, American
Textile Recycling Service permission to place a clothing and shoe donation bin on this property.

Print Name: Hemashu Patel

Sign Name: [Signature]

State of Florida

County of LAKE

The foregoing instrument was acknowledged before

me this 19 day of JULY, 2021

by FL DRIVER'S LICENSE HEMASHU PATEL

who is personally known to me or who has produced,

FL DRIVER'S LICENSE

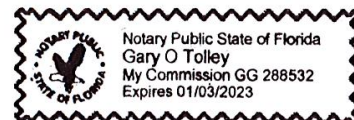
as identification.

[Signature]

Signature of Notary Public

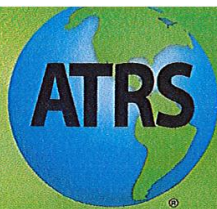
GARY TOLLEY

Name of Notary, Typed, Printed or Stamped



Notary Public – State of Florida

Place Notary Seal Stamp Above



American Textile Recycling Service

Neighborhood Donation Bins



Proudly supporting:
Libby's Legacy
Breast Cancer
Foundation™

A Registered 501(c)(3)
Non-Profit Organization

866-900-9308 • www.atrscorp.com • facebook.com/atrscorp • @atrrecycling

OUR COMMITMENT TO SITE HOSTS

As a Donation Bin Site Host, you authorize ATRS to place a Clothing and Shoe Donation Bin at a mutually agreeable location on the below named property. ATRS will regularly collect the donated used clothing and various household items to be processed and recycled in the ordinary course of its business. Libby's Legacy has partnered with ATRS and as per its contract receives 100% of the market value of every pound collected. To learn more about Libby's Legacy, and ATRS please visit <http://atrscorp.com/contact/>

Our Promise To You:

- ✓ Service Donation Bins as often as necessary to prevent overflow.
- ✓ Maintain Bins in satisfactory condition both structurally and in appearance.
- ✓ Keep area clean from all debris within a minimum of ten (10) feet of the Bin.
- ✓ Be responsible for obtaining any City permits, if required, at ATRS expense.
- ✓ Maintain \$1,000,000 of liability insurance for this location.
- ✓ Respond to questions from you and the public through the ATRS 24-Hr Hotline posted on every bin.
- ✓ Respond promptly to any concerns within 24 hours.
- ✓ Advise Authorized Agent of any Unauthorized Bin Placement on property.
- ✓ Market and promote your destination.

Thanks for your support in allowing the placement of this donation bin. In the event you change your mind for any reason it will be removed within 72 hours from your authorization.

256 W CR 44, EUSTIS

Bin Location

LIQUOR WAREHOUSE

Business

X Hernandez, Rachel X Manager

Authorized Agent Name

Title

GARY TOLLEY

Community Relations Advocate Name
American Textile Recycling Service

GA TH

Community Relations Advocate Signature

X [Signature] X 7/7/21

Authorized Agent Signature

Date

07 July 21

Date



Liquor Warehouse

256 W CR 44, Eustis

LAKE COUNTY CONNECT
INTERACTIVE MAP

1705860

256 WEST COUNTY ROAD 44 EUSTIS
256 W CR 44
Owner: HESPOURI INVESTMENTS LLC
Owner Address: 2003 MC COY RD,
ORLANDO, FL, 32809

Always display results after performing a
search, buffer or selection
DOWNLOAD RESULTS TO CSV/EXCEL

Measure

117.8 Feet

Press CTRL to enable snapping

Clear current results

Represents bin location

Search

256 W CR 44

1705860

256 WEST COUNTY ROAD 44 EUSTIS FL
32726
Owner: HESPOURI INVESTMENTS LLC
Owner Address: 2003 MC COY RD,
ORLANDO, FL, 32809
Parcel Number: 35182600030003700
Subdivision:
Year Built: 2007
Land Value: \$197,244
Assessed Value: \$183,353
Misc Value: \$18,353
Total Just Value: \$381,347
Last Sale Price: \$333,400
Last Sale Date: 12/20/2011
Millage: 0006
Last Tax Amount: \$8,151

Zoom In

Zoom Out

Full Extent

Identify

Select

Measure

Buffer

Sales

Clear

Print

Share

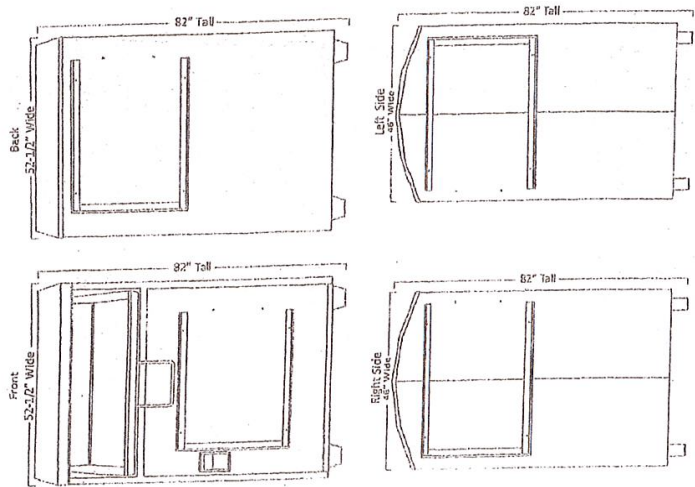
About

Help

1705860

256 WEST COUNTY ROAD 44 EUSTIS FL
32726
Owner: HESPOURI INVESTMENTS LLC
Owner Address: 2003 MC COY RD,
ORLANDO, FL, 32809
Parcel Number: 35182600030003700
Subdivision:
Year Built: 2007
Land Value: \$197,244
Assessed Value: \$183,353
Misc Value: \$18,353
Total Just Value: \$381,347
Last Sale Price: \$333,400
Last Sale Date: 12/20/2011
Millage: 0006
Last Tax Amount: \$8,151

ATRS Bin Dimensions



ATRS Bin Steel Construction, Powder Coated, 700lbs



- 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.
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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: Brian A. Papenfuss Date: 7/19/21

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: _____
 Print Name: _____
 Witness Signature: _____
 Print Witness Name: _____
 Date: _____

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

Liquor Warehouse 256 W CR 44, Eustis

LOD

LAKE COUNTY CONNECT
INTERACTIVE MAP

All 256 W CR 19 Eustis Search

Zoom In Pan Full Extent Identify Select

Measure

Measurement Result: 359.6 Feet

Press CTRL to enable snapping. Clear current results

1 1705860
256 WEST COUNTY ROAD 44 EUSTIS FL 32726
Owner: HESPOURI INVESTMENTS LLC
Owner Address: 2003 MC COY RD, ORLANDO, FL, 32809
[More Info](#) [Zoom to](#) [Property Appraiser](#) [Tax Collector](#) [Building Permits](#) [Public Services](#) [Google Maps](#) [Street View](#) [EagleView](#) [Bing Bird's Eye](#) [FEMA Flood Map](#)

Always display results after performing a search, buffer or selection
[DOWNLOAD RESULTS TO CSV/EXCEL](#)

CR 44

BURGER KING

PUBLIC PLAZA AT WOODLAND CENTER

256

RESOLUTION NUMBER 21-56

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING PLACEMENT OF A TEXTILE RECYCLING COLLECTION BIN AT 256 W COUNTY ROAD 44 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 textile recycling collection bin on approximately 0.55 acres located at 256 W County Road 44, as shown on Exhibit A, property more particularly described as:

Alt. Key: 1705860

Parcel Id Nos.: 35-18-26-0003-000-03700

FROM SW COR OF SEC RUN S 89-57-26 E 23.26 FT TO E'LY R/W LINE OF CR 19-A, CONT S 89-57-26 E 542.38 FT, N 02-36-06 E 669.99 FT TO S R/W LINE OF CR 44, N 89-50-27 E 115.27 FT FOR POB, RUN S 03-26-30 W 137.69 FT, S 87-16-16 E 176.22 FT, N 02-36-06 E 146.46 FT TO S R/W LINE OF CR 44, S 89-50-27 W 174.40 FT ALONG SAID S R/W LINE OF CR 44 TO POB ORB 4111 PG 1750

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

WHEREAS, the property is developed for commercial use as a retail store; 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 256 W County 44 in the location shown on the attached Exhibit A and B 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 5th day of August 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 5th day of August, 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 21-56 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

Liquor Warehouse 256 W CR 44, Eustis

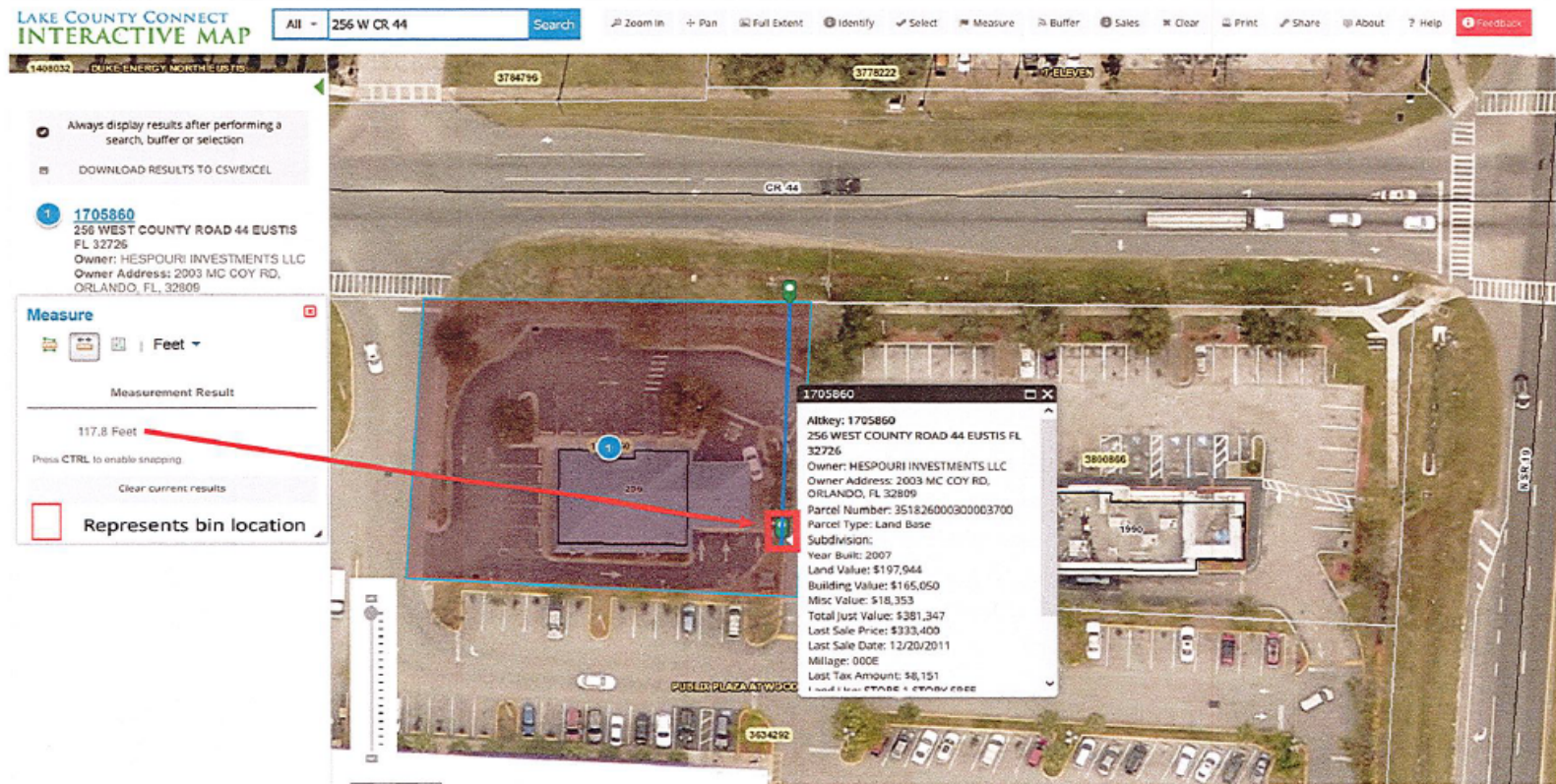
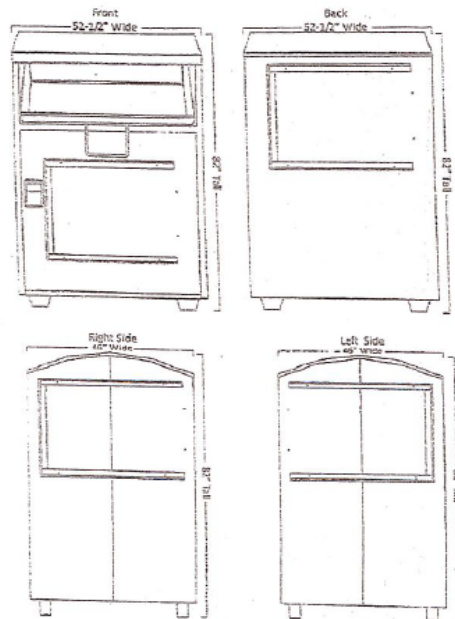


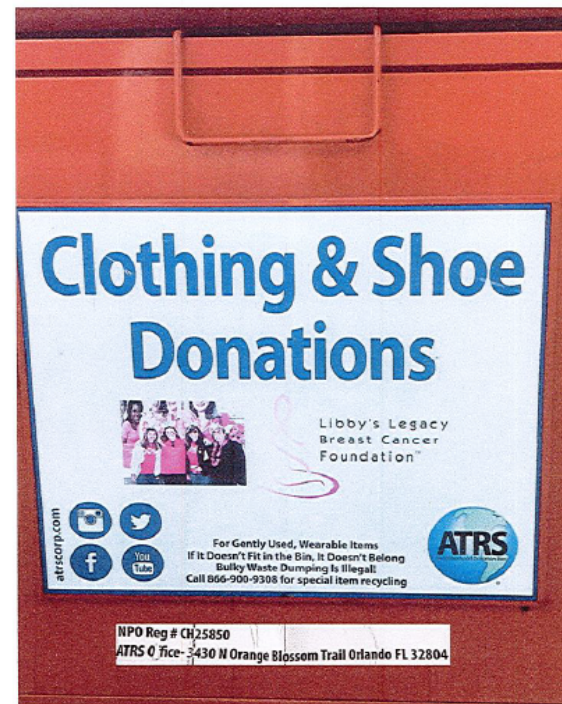
Exhibit B

ATRS Bin Dimensions



ATRS Bin

Steel Construction, Powder Coated, 700lbs



ORDINANCE NUMBER 21-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AMENDING CHAPTER 34, ARTICLE II, BY ADDING THE REGULATION OF TEXTILE RECYCLING COLLECTION BINS (CLOTHING DONATION BINS) TO THE CODE OF ORDINANCES; REPEALING ALL PRIOR EUSTIS ORDINANCES INCONSISTENT HERewith; AND PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Eustis City Commission strives to provide appropriate legislation to protect the quality of life for the residents of Eustis; and

WHEREAS, the Eustis City Commission has determined there is a necessity in the City of Eustis and it will promote the general health, safety, and welfare of the City of Eustis to establish regulations of clothing bins within the City of Eustis.

WHEREAS, the following sections will be included in the Code of Ordinances, Chapter 34, Article II.

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS THE FOLLOWING:

SECTION I. Purpose, Intent and Findings. Unlike other recyclables, such as bottles, cans and paper, clothing, shoes and other articles intended to be worn (hereinafter "textiles") have not typically been collected through regularly scheduled household pick-ups but instead have been collected through donations to receptacles located on properties owned by for-profit and not-for-profit organizations, often by way of unsupervised textile recycling collection bins placed throughout the community. If not properly regulated, textile recycling operations and textile recycling collection bins can conflict with parking, traffic circulation, and tree preservation and can lead to nuisance situations such as abandoned personal property, junk, trash, and blight. When properly regulated, textile recycling collection bins can provide a cost-effective and convenient method of textile recycling, thereby reducing nuisance, abandoned personal property, junk, trash, and blight. The purpose of this Ordinance is to set forth the conditions under which textile recycling collection bins may be placed on public and private property and to provide minimum standards as to how they are operated and maintained, as necessary to protect the public health, safety and welfare.

SECTION II. Definitions. For purposes of this Ordinance, textile recycling collection bin means a self-service container designed to allow members of the general public to deposit used textile items such as shoes, clothing, linens and draperies; and textile recycling collection means the gathering and transportation of deposited textile items such as shoes, clothing, linens and draperies either for the purpose of resale or re-use for other purposes.

SECTION III. Regulation of Textile Recycling Collection Bins.

a. Only authorized textile recycling collection bins permitted. No person shall place or maintain a textile recycling collection bin within the City of Eustis except in conformity herewith and, if on City property as authorized through a franchise agreement.

b. Collection from stationary vehicles. Collection of textiles for recycling from a stationary vehicle, truck, wagon, trailer, or similar vehicle is prohibited within the City of Eustis unless approved by the City Commission. Textile recycling collections taken directly from homes, businesses, or institutions, whether through regularly scheduled or pick-ups or through pick-ups based on special request of the donor are not prohibited and are permitted without City Commission approval.

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: City-owned property with approval by Resolution of the City Commission through a franchise agreement or Developed parcels that are (1) approved for non-residential use, including commercial, office, industrial and community services uses, (2) are not located within the Central Business District or Community Redevelopment Area, (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), (4) as expressly approved by the City Commission by Resolution and (5) owned or operated by a business with a valid and active, at all times, City of Eustis business tax receipt.

(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.

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

(iii) 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.

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

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

(vi) 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.

(vii) 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).

(viii) 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.

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

SECTION IV. Enforcement of Other Regulations.

This section does not limit the authority of any state or local agency to enforce other laws, rules or ordinances relating to litter or solid waste management.

SECTION V. Severability, Appeals and Time Limitation for Court Action.

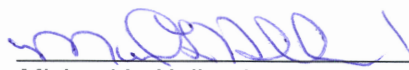
Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid. Any person aggrieved by this Ordinance or seeking to challenge the validity of this Ordinance or any portion thereof including the application thereof shall, before filing a lawsuit, first file a petition with the City Commission who shall hear petitioner's reasons, afford due process and an opportunity to be heard and shall render a decision on the petition within 90 days after the filing of the petition. Any lawsuit concerning this Ordinance must be filed within 30 days after the City Commission's decision and if not, it is time barred.

SECTION VI. Effective Date.

This Ordinance shall take effect on July 5, 2021. Bins, stationary vehicles, trucks, wagons, trailers or similar vehicles placed, operated or maintained not in conformity herewith shall be removed or brought into compliance no later than July 5, 2021.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Lake County, Florida, this 3rd day of June, 2021.

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**

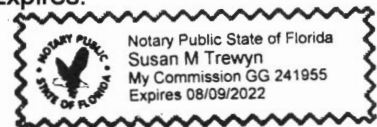
The foregoing instrument was acknowledged before me this 3rd day of June, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

Susan M. Trewyn

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.

[Signature]
City Attorney's Office

6/3/2021
Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-07 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
Mary C. Montez, City Clerk



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: AUGUST 5, 2021
RE: RESOLUTION NO. 21-57: ORLA RECYCLED CLOTHING, INC. – TEXTILE
RECYCLING COLLECTION BIN AT SHELL GAS STATION 1905 NORTH
HWY 19

Introduction:

Resolution No. 21-57 approves placement of a textile recycling collection bin at 1905 North Hwy 19 pursuant to Ordinance No. 21-07.

Recommended Action:

The City Commission has discretion to approve the placement of the bin should they find the submitted application meets the requirements of Ordinance No. 21-07.

Applicant's Request:

The applicant request approval for a textile recycling collection bin at Shell Gas Station.

Considerations/Analysis :

Ordinance No. 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 convenience store with gas.

(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 1905 North Hwy 19.***
- ***The applicant has provided an authorization form signed by the Manager of the Shell Gas Station (Michele Hallock), however, the form provided authorizes American Textile Recycling Services to the place the bin on the property, and the BTR application lists a different business name: Orla Recycled Clothing, Inc.***
- ***In addition to the authorization form signed by the Shell Gas Station manager, an authorized agent form has been provided whereby Michele Hallock has provided her notarized signature stating she is an authorized agent for the property.***
- ***The applicant has indicated (by email) that, "American Textile Recycling Service is the parent company of Orla Recycled Clothing, Inc. Gilbert Regalado is the company CEO and David Paganee is owner and president. Locally, the operation is managed by Brian Papenfuss," but has not provided documentation of the relationship between companies.***

(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 three bin placement locations. 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 bins are 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 54.3-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 bins are 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. ATRS office with an Orlando address is provided (note BTR application is under Orla Recycled Clothing, Inc. A phone number "call 866-900-9308 for special recycling," is shown on the bin, which number appears to be registered to ATRS. 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).

All of the applicants proposed bins are 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 three (3) bins; no other applications for bins have been received to date.

Community Input

The community will have an opportunity for input at the August 5, 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 will be subject to an annual business tax of \$80.

Alternatives:

1. Approve Resolution No. 21-57
2. Deny Resolution No. 21-57

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 No. 21-57 with Exhibit A & B
- Business Tax Receipt Application



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

Office Use Only		AK #
Date	7/19/21	By (signature)
Customer #		
BTR #		
BTR Code		
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. / DBA American Textile Recycling Service					
Business Address (Physical Location) including suite number if applicable Shell Gas Station, 1905 N SR 19, 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 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) David Paganee					
Federal Employer Identification Number (FEIN) 81-1622482			State License Number SS43226		
Corporate Officer or Individual - First Name Brian		Middle Initial	Last Name Papenfuss		Suffix (Jr, Sr, III)
Title Market Manager		Social Security Number 297-68-7963		Birth Date 09/25/1975	
Driver's License Number P151-061-75-345-0		DL State Florida		DL Expiration Date 09/25/2021	
Residence Address 1605 The Oaks Blvd,		City Kissimmee,	State FL	Zip Code 34746	
Residence Phone Number 407-615-9688					
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			

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:

Brian A. Papenfuss

Print Name:

Brian Papenfuss

Witness Signature:

Gary Tolley

Print Witness Name:

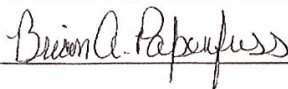
Gary Tolley

Date: 7/23/21

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) ATRS/Orla Recycling					
Business Address (Physical Location) including suite number if applicable Shell Gas Station, 1905 N SR 19, Eustis, FL 32726				Business Telephone Number	
Mailing Address (if different from physical location) 3430 N Orange Blossom Trail, Orlando, FL 32804		City		State Zip Code	
Owner (Corporate Officer or Individual)				Telephone Number	
Types of Alarm(s) (Check All that Apply)					
Fire		☐ Yes ☐ No		Burglar	
☐ Smoke Detectors		☐ Manual Pull Stations		☐ Lockbox	
☐ Kitchen Hood System		☐ Standpipe System		☐ Heat Detectors	
☐ Sprinkler System		Other:		☐ Local Only ☐ Monitored	
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 ATRS 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 Brian Papenfuss			Telephone Number 407-615-9688		
Name Gary Tolley			Telephone Number 321-663-3709		
Name			Telephone Number		
Name			Telephone Number		

Signature of Business Owner/Applicant



 Date **7/19/21**



AMERICAN
TEXTILE
RECYCLING
SERVICE

**Property
Authorized Agent Form**

I, Michelle Hallock, am an Authorized Agent for the property at
1905 N Hwy 19, EUSTIS, FL

As such, I give permission to ORLA Recycling Service and their parent company, American
Textile Recycling Service permission to place a clothing and shoe donation bin on this property.

Print Name: Michelle Hallock

Sign Name: Michelle Hallock

State of Florida

County of LAKE

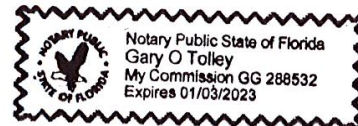
The foregoing instrument was acknowledged before
me this 19th day of July, 2021
by Michelle Hallock

who is personally known to me or who has produced,
FL Deuces LLC

as identification.

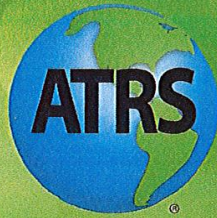
Signature of Notary Public

Name of Notary, Typed, Printed or Stamped



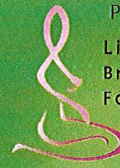
Notary Public – State of Florida

Place Notary Seal Stamp Above



American Textile Recycling Service

Neighborhood Donation Bins



Proudly supporting:
Libby's Legacy
Breast Cancer
Foundation™

A Registered 501(c)(3)
Non-Profit Organization

866-900-9308 • www.atrscorp.com • facebook.com/atrscorp • @atrsrcycling

OUR COMMITMENT TO SITE HOSTS

As a Donation Bin Site Host, you authorize ATRS to place a Clothing and Shoe Donation Bin at a mutually agreeable location on the below named property. ATRS will regularly collect the donated used clothing and various household items to be processed and recycled in the ordinary course of its business. Libby's Legacy has partnered with ATRS and as per its contract receives 100% of the market value of every pound collected. To learn more about Libby's Legacy, and ATRS please visit <http://atrscorp.com/contact/>

Our Promise To You:

- ✓ Service Donation Bins as often as necessary to prevent overflow.
- ✓ Maintain Bins in satisfactory condition both structurally and in appearance.
- ✓ Keep area clean from all debris within a minimum of ten (10) feet of the Bin.
- ✓ Be responsible for obtaining any City permits, if required, at ATRS expense.
- ✓ Maintain \$1,000,000 of liability insurance for this location.
- ✓ Respond to questions from you and the public through the ATRS 24-Hr Hotline posted on every bin.
- ✓ Respond promptly to any concerns within 24 hours.
- ✓ Advise Authorized Agent of any Unauthorized Bin Placement on property.
- ✓ Market and promote your destination.

Thanks for your support in allowing the placement of this donation bin. In the event you change your mind for any reason it will be removed within 72 hours from your authorization.

1905 N SE 19, EUSTIS, FL 32726
Bin Location

SHELL GAS
Business

Michelle Hallorck manager
Authorized Agent Name Title

Haldans@hotmail.com
Email

Michelle Hallorck 7/1/21
Authorized Agent Signature Date

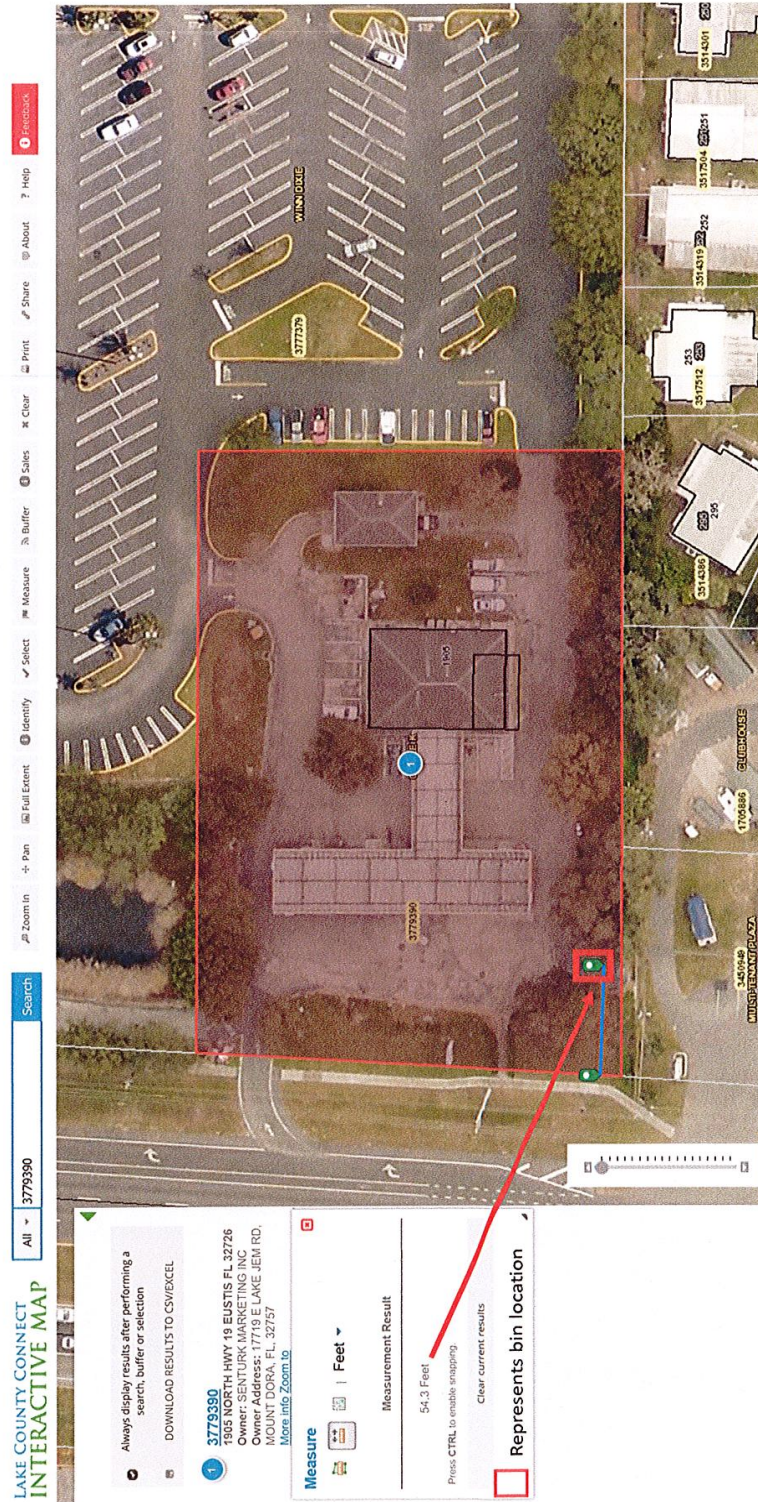
GARY TRACY
Community Relations Advocate Name
American Textile Recycling Service

[Signature]
Community Relations Advocate Signature

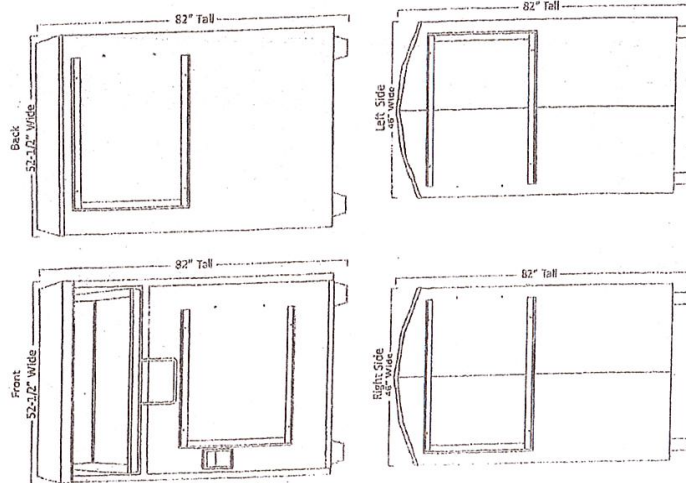
01 JULY 21
Date



Shell Gas 1905 N Hwy 19, Eustis



ATRS Bin Dimensions



ATRS Bin

Steel Construction, Powder Coated, 700lbs



- 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: Brian A. Papafless Date: 7/19/21

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: _____
Print Name: _____
Witness Signature: _____
Print Witness Name: _____
Date: _____

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)							
Business Address (Physical Location) including suite number if applicable					Business Telephone Number		
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							
The authorization listed below only recognizes the ATRS 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 Brian Papenfuss				Telephone Number 407-615-9688			
Name Gary Tolley				Telephone Number 321-663-3709			
Name				Telephone Number			
Name				Telephone Number			

Signature of Business Owner/Applicant

Brian A. Papenfuss

Date **7/19/21**

Shell Gas

1905 N Hwy 19, Eustis

Handwritten signature

LAKE COUNTY CONNECT
INTERACTIVE MAP

All

3773390

Search

Zoom In

+

Full Event

Identify

Select

Measure

Buffer

Save

Clear

Print

Share

About

Help

Feedback

3773390

1905 N HWY 19 EUSTIS FL 32726
Owner: SENTURK MARKETING INC
Owner Address: 17719 E LAKE JEM RD,
MOUNT DORA, FL 32757
More Info Zoom to

Always display results after performing a search, buffer or selection

DOWNLOAD RESULTS TO CSV/Excel

Measure

54.3 Feet

Measurement Result

Press CTRL to enable snapping

Clear current results

54.3 Feet

RESOLUTION NUMBER 21-57

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING PLACEMENT OF A TEXTILE RECYCLING COLLECTION BIN AT 1905 NORTH HWY 19 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 textile recycling collection bin on approximately 1.43 acres located at 1905 North Hwy 19, as shown on Exhibit A, property more particularly described as:

Alt. Key: 3779390

Parcel Id Number: 35-18-26-0003-000-06300

FROM SE COR OF SW 1/4 RUN N 89DEG 56MIN 17SEC W 1057.98 FT FOR POB,
CONT N 89DEG 56MIN 17SEC W 304.67 FT TO E'LY R/W OF SR 19, N 03DEG
35MIN 54SEC E 205.39 FT, S 89DEG 56MIN 17SEC E 292 FT, S 00DEG 03MIN
43SEC W 205 FT TO POB ORB 4113 PG 1150

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 convenience store with gas; 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 1905 North Hwy 19 in the location shown on the attached Exhibit A and B 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 5th day of August 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 5th day of August, 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 21-57 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

Shell Gas 1905 N Hwy 19, Eustis

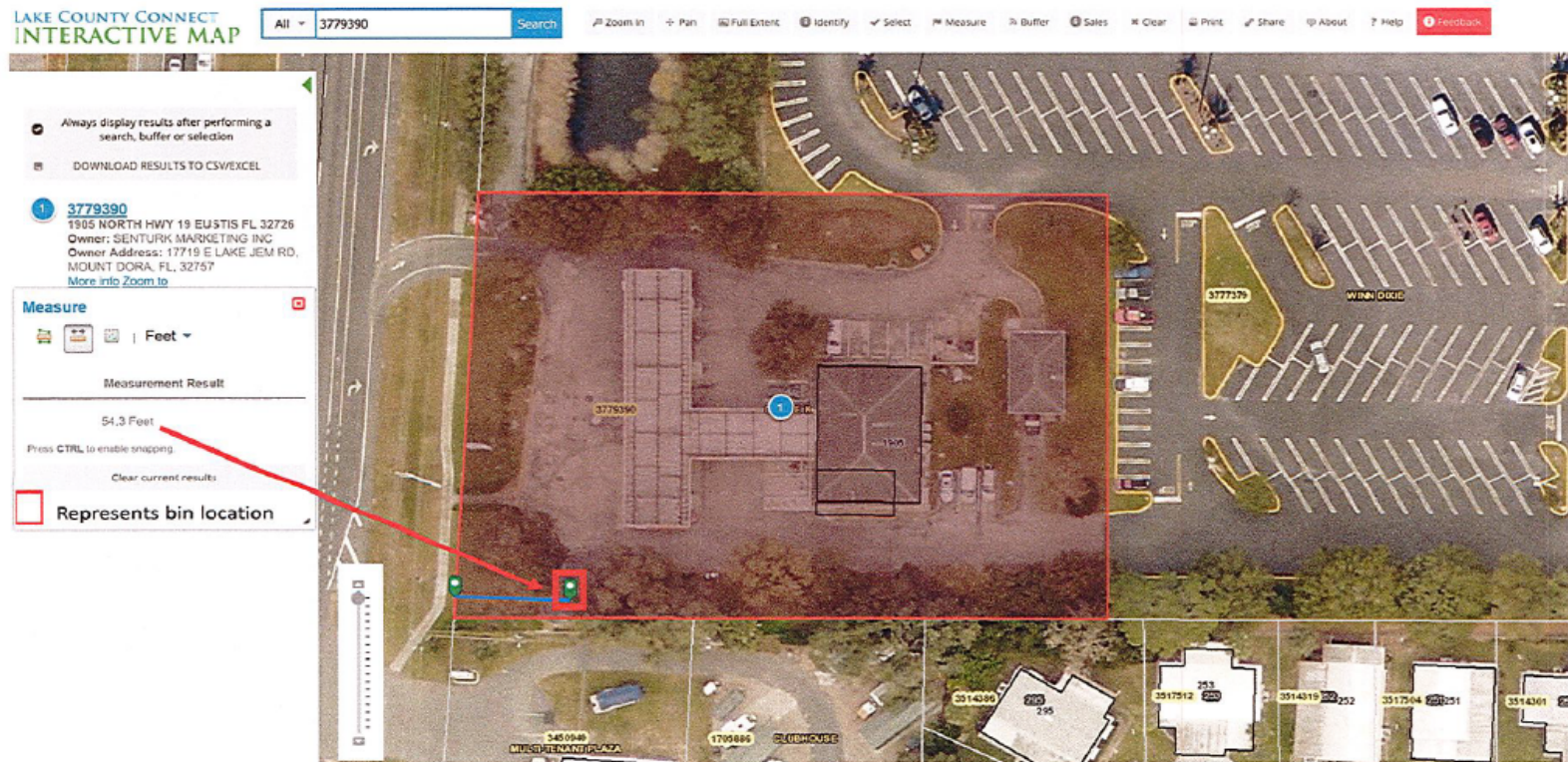
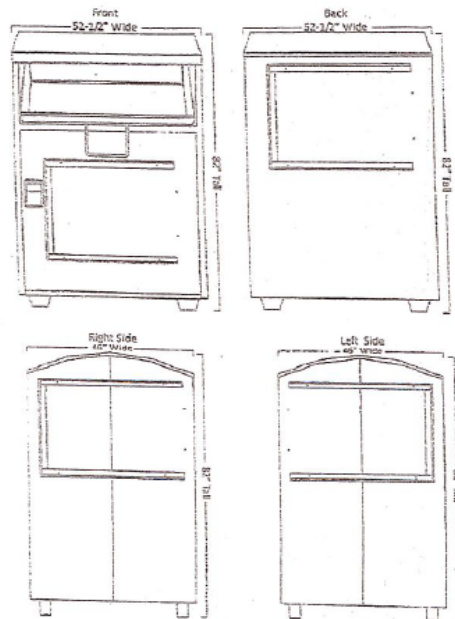


Exhibit B

ATRS Bin Dimensions



ATRS Bin

Steel Construction, Powder Coated, 700lbs



ORDINANCE NUMBER 21-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; AMENDING CHAPTER 34, ARTICLE II, BY ADDING THE REGULATION OF TEXTILE RECYCLING COLLECTION BINS (CLOTHING DONATION BINS) TO THE CODE OF ORDINANCES; REPEALING ALL PRIOR EUSTIS ORDINANCES INCONSISTENT HERewith; AND PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Eustis City Commission strives to provide appropriate legislation to protect the quality of life for the residents of Eustis; and

WHEREAS, the Eustis City Commission has determined there is a necessity in the City of Eustis and it will promote the general health, safety, and welfare of the City of Eustis to establish regulations of clothing bins within the City of Eustis.

WHEREAS, the following sections will be included in the Code of Ordinances, Chapter 34, Article II.

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS THE FOLLOWING:

SECTION I. Purpose, Intent and Findings. Unlike other recyclables, such as bottles, cans and paper, clothing, shoes and other articles intended to be worn (hereinafter "textiles") have not typically been collected through regularly scheduled household pick-ups but instead have been collected through donations to receptacles located on properties owned by for-profit and not-for-profit organizations, often by way of unsupervised textile recycling collection bins placed throughout the community. If not properly regulated, textile recycling operations and textile recycling collection bins can conflict with parking, traffic circulation, and tree preservation and can lead to nuisance situations such as abandoned personal property, junk, trash, and blight. When properly regulated, textile recycling collection bins can provide a cost-effective and convenient method of textile recycling, thereby reducing nuisance, abandoned personal property, junk, trash, and blight. The purpose of this Ordinance is to set forth the conditions under which textile recycling collection bins may be placed on public and private property and to provide minimum standards as to how they are operated and maintained, as necessary to protect the public health, safety and welfare.

SECTION II. Definitions. For purposes of this Ordinance, textile recycling collection bin means a self-service container designed to allow members of the general public to deposit used textile items such as shoes, clothing, linens and draperies; and textile recycling collection means the gathering and transportation of deposited textile items such as shoes, clothing, linens and draperies either for the purpose of resale or re-use for other purposes.

SECTION III. Regulation of Textile Recycling Collection Bins.

a. Only authorized textile recycling collection bins permitted. No person shall place or maintain a textile recycling collection bin within the City of Eustis except in conformity herewith and, if on City property as authorized through a franchise agreement.

b. Collection from stationary vehicles. Collection of textiles for recycling from a stationary vehicle, truck, wagon, trailer, or similar vehicle is prohibited within the City of Eustis unless approved by the City Commission. Textile recycling collections taken directly from homes, businesses, or institutions, whether through regularly scheduled or pick-ups or through pick-ups based on special request of the donor are not prohibited and are permitted without City Commission approval.

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: City-owned property with approval by Resolution of the City Commission through a franchise agreement or Developed parcels that are (1) approved for non-residential use, including commercial, office, industrial and community services uses, (2) are not located within the Central Business District or Community Redevelopment Area, (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), (4) as expressly approved by the City Commission by Resolution and (5) owned or operated by a business with a valid and active, at all times, City of Eustis business tax receipt.

(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.

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

(iii) 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.

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

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

(vi) 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.

(vii) 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).

(viii) 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.

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

SECTION IV. Enforcement of Other Regulations.

This section does not limit the authority of any state or local agency to enforce other laws, rules or ordinances relating to litter or solid waste management.

SECTION V. Severability, Appeals and Time Limitation for Court Action.

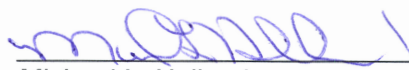
Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid. Any person aggrieved by this Ordinance or seeking to challenge the validity of this Ordinance or any portion thereof including the application thereof shall, before filing a lawsuit, first file a petition with the City Commission who shall hear petitioner's reasons, afford due process and an opportunity to be heard and shall render a decision on the petition within 90 days after the filing of the petition. Any lawsuit concerning this Ordinance must be filed within 30 days after the City Commission's decision and if not, it is time barred.

SECTION VI. Effective Date.

This Ordinance shall take effect on July 5, 2021. Bins, stationary vehicles, trucks, wagons, trailers or similar vehicles placed, operated or maintained not in conformity herewith shall be removed or brought into compliance no later than July 5, 2021.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Lake County, Florida, this 3rd day of June, 2021.

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**

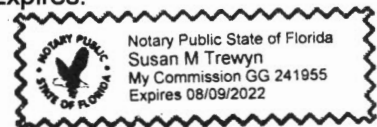
The foregoing instrument was acknowledged before me this 3rd day of June, 2021, by Michael L. Holland, Mayor, and Mary C. Montez, City Clerk, who are personally known to me.

Susan M. Trewyn

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.

[Signature]
City Attorney's Office

6/3/2021
Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-07 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
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: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: ORDINANCE NUMBER 21-11: VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF FISH CAMP ROAD AND GRAND ISLAND SHORES ROAD
ORDINANCE NUMBER 21-12: COMPREHENSIVE PLAN AMENDMENT FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF FISH CAMP ROAD AND GRAND ISLAND SHORES ROAD
ORDINANCE NUMBER 21-13: DESIGN DISTRICT ASSIGNMENT FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF FISH CAMP ROAD AND GRAND ISLAND SHORES ROAD

Introduction:

Ordinance Number 21-11 provides for the voluntary annexation of approximately 10.72 acres at the northeast corner of Fish Camp Road and Grand Island Shores Road. Provided the annexation of the subject property is approved, Ordinance Number 21-12 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis, and Ordinance Number 21-13 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 21-11 is denied, then there can be no consideration of Ordinance Numbers 21-12 and 21-13.

Background:

See attached Staff Report.

Recommended Action:

The administration recommends approval of Ordinance Numbers 21-11, 21-12 and 21-13.

Alternatives:

1. Approve Ordinance Numbers 21-11 (Annexation), 21-12 (Comp. Plan Amendment), and 21-13 (Design District Designation).
2. Deny Ordinance Number 21-11. (If Ordinance Number 21-11 is denied, then there can be no consideration of Ordinance Numbers 21-12 and 21-13).

Attachments:

[Staff Report Ord. Nos. 21-11 21-13 21-14](#)

[Ordinance No. 21-11 Annexation](#)

[Ordinance No. 21-12](#)

[Ordinance No. 21-13 Design Dist](#)

Reviewed by:

Ronald Neibert, City Manager

Mary Montez, City Clerk

Approved - 30 Jul 2021

Approved - 02 Aug 2021



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 3, 2021

RE: **EXPLANATION OF ORDINANCES FOR PROPERTY LOCATED AT THE
NORTHEAST CORNER OF FISH CAMP ROAD AND GRAND ISLAND
SHORES ROAD**

Ordinance Number 21-11: Voluntary Annexation
Ordinance Number 21-12: Comprehensive Plan Amendment
Ordinance Number 21-13: Design District Assignment

Introduction

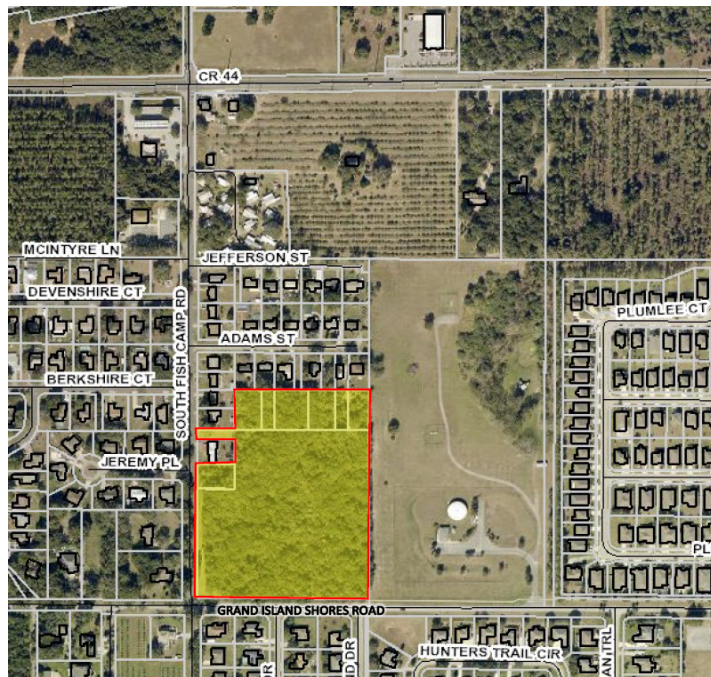
Ordinance Number 21-11 provides for the voluntary annexation of approximately 10.72 acres at the northeast corner of Fish Camp Road and Grand Island Shores Road. Provided the annexation of the subject property is approved, Ordinance Number 21-12 would change the future land use designation from Urban Low in Lake County to Suburban Residential (SR) in the City of Eustis, and Ordinance Number 21-13 would assign the subject property a design district designation of Suburban Neighborhood. If Ordinance Number 21-11 is denied, then there can be no consideration of Ordinance Numbers 21-12 and 21-13.

Recommended Action

The administration recommends approval of Ordinance Numbers 21-11, 21-12, and 21-13.

Background/Pertinent Site Information

1. The site contains approximately 10.72 acres (8 parcels) and is within the Eustis Joint Planning Area and the Eustis 180 Utility District.
2. The site is contiguous to the City limits on its southern and eastern boundaries.
3. The site is vacant and the Lake County Property Appraiser has classified the current property use as Vacant Residential.



4. The site and surrounding properties have the following land use designations:

Location	Existing (Current) Use	Future Land Use	Design District
Site	Vacant Residential	Urban Low	N/A
North	Single-Family	Urban Low (Lake County)	N/A
South	Single-Family	Suburban Residential	Suburban Neighborhood
East	Improved Municipal Government	Public Institutional	Suburban Neighborhood
West	Single Family	Urban Low (Lake County)	N/A

Applicant's Request

The applicant, Summerpark, LLC, applied for voluntary annexation, and assignment of Eustis future land use (Suburban Residential) and design district (Suburban Neighborhood) designations.

Analysis of Annexation Request (Ordinance Number 21-11)

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 Joint Planning Area boundaries established in 1987 define the reasonably compact area where the City could provide services effectively and efficiently. The subject property lies within that planning area which area has been envisioned to be part of the City limits for over 30 years. Water is available to the site and wastewater is available approximately 1,300 feet to the east on Grand Island Shores Road. (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 property is contiguous to the City limits on its eastern and southern boundary. The property is reasonably compact 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 on May 20 and May 27, 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 enclaves.

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 the required notice to the Lake County Board of County Commissioners on April 29, 2021.

Analysis of Comprehensive Plan/Future Land Use Request (Ordinance Number 21-12)

In Accordance with Florida Statutes Chapter 163.3177:

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 Suburban Residential (SR) future land use designation will provide for a suburban medium-intensity development. Within the city limits in nearby areas, a mix of uses already exists.

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 area in which the property is located already has suburban development. The requested designation in this

geographic area will provide for development of a suburban nature within approximately 3-miles of the City's urban core (central business district). Available and suitable undeveloped lands of comparable acreage and access do not exist within the City's urban 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 property subject to this annexation request and Eustis future land use assignment is adjacent to suburban residential property in the city limits. The property has sufficient size and depth to avoid strip development.

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 Comprehensive Plan and the Land Development Regulations include standards for protection of environmentally sensitive lands that would apply at time of development review.

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. The site is not prime farmland but a portion of the site includes soils identified as farmlands of unique importance. However, this is a wooded 10.7-acre site completely surrounded by suburban development and not suitable for farming; the property is within an area designated for urban development (JPA/180 Utility District).

6. *Public Facilities:*

Fails to maximize use of existing public facilities and services.

This indicator does not apply. Water is available and wastewater is available in close proximity (approximately 1,300 feet to the east); adequate capacity is available to serve future development consistent with the requested Suburban Residential (SR) future land use designation. Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation.

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 future development consistent with the requested SR future land use designation.

The land use pattern allowing suburban development decreases costs and inefficiency in delivering services. As the city's service area becomes more compact, per capita costs will be reduced.

8. Separation of Urban and Rural:

Fails to provide a clear separation between rural and urban uses.

This indicator does not apply. The Land Development Regulations include standards to protect adjacent properties having alternate land use designations at time of development. The suburban character of the SR land use designation coupled with a Suburban Neighborhood design district is consistent with the existing suburban development in the area.

9. Infill and Redevelopment:

Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This indicator does not apply. Infill development and redevelopment of existing neighborhoods would most appropriately apply to properties within or near the City's urban core. Undeveloped lands suitable for suburban development types do not exist within the City's urban core.

10. Functional Mix of Uses:

Fails to encourage a functional mix of uses.

This indicator does not apply. Within the city limits, in close proximity along CR 44 and SR 19, property designated General Commercial and Mixed Commercial/Residential exists to provide commercial support services.

11. Accessibility among Uses:

Results in poor accessibility among linked or related land uses.

This indicator does not apply. The property has access to existing transportation corridors. 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 any future development review.

12. Open Space:

Results in the loss of significant amounts of functional open space.

This indicator does not apply. The property in its existing condition does not provide functional open space. Future development under the Suburban Residential (SR) land use will be required to include functional dedicated open space and park space consistent with the Land Development Regulations and Comprehensive Plan requirements.

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 located approximately 3-miles from the City's downtown core (central business district); and is located in a geographic area where nearby properties already have been approved for Suburban Residential (SR) development. 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.

b. Efficient and Cost-Effective Services:

Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Adequate capacity is available to serve future development consistent with the requested SR future land use designation. Upon annexation, the City will also provide other services such as fire and police protection, library services, parks, and recreation. The land use pattern allowing suburban development decreases costs and inefficiency in delivering 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 SR future land use designation provides for housing choices including single-family detached and single-family attached, residential, duplex and townhome dwelling up to a maximum density of 5 dwelling units per acre (subject to compatibility requirements). A Planned Unit Development can allow neighborhood commercial uses. The Land Development Regulations include pedestrian and roadway network standards, block structure and park space requirements to ensure compact development that supports walkability and connection. A Lake Express bus stop currently exists approximately 3.5-miles away; as growth occurs, the transit provider could add stops or routes.

d. Water and Energy Conservation:

Promotes conservation of water and energy.

Future design of the project may include water and energy conservation measures; however, those details are not available at this time.

e. Agricultural Preservation:

Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

This indicator does not apply. The site is not prime farmland but a portion of the site includes soils identified as farmlands of unique importance. However, this is a wooded 10.7-acre site completely surrounded by suburban development and not suitable for farming; the property is within an area designated for urban development (JPA/180 Utility District).

f. Open Space:

Preserves open space and natural lands and provides for public open space and recreation needs.

The Land Development Regulations (LDRs) require that all new residential developments incorporate land for parks for the residents of the development and that all development include dedicated open space consistent with the LDR and Comprehensive Plan requirements.

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.

Within the city limits, in close proximity along CR 44 and SR 19, property designated General Commercial and Mixed Commercial/Residential exists to provide commercial support services.

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.

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 3-miles from the downtown core and 4-miles from the police station. Fire/emergency service is approximately 3 and a half miles away from the subject property.

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.

Furthermore, the Land Development Regulations require that all new residential developments incorporate parks for the residents of the development to ensure that the City maintains this level of service.

c. *Potable Water & Sanitary Sewer:*

The following outlines the water and wastewater demand based on a maximum development potential scenario. Actual build-out conditions will be determined by design district regulations, residential compatibility, minimum open space requirements and maximum impervious surface area requirements.

Potential Residential Demand

5 du/ac x 10.72 ac. = 53 Dwelling Units x 2.52 p/hh = 134 persons

Water – 134 x 140 GPCD = 18,760 GPD

Wastewater – 134 x 120 GPCD = 16,080 GPD

According to the City of Eustis Public Works Department, water and wastewater capacity is available to serve up to and including the maximum development potential.

d. *Schools:*

The Lake County Public Schools Adequate Public Facilities Determination indicates that one of the schools in the attendance zone would be over capacity in 2024-2025 even without the impacts of this development. The Lake County Schools Senior Planner concludes that in order to provide capacity relief to Treadway Elementary School, a potential attendance boundary adjustment may be necessary in the future. Furthermore, if a development is proposed in the future, a school concurrency review will be required.

e. *Solid Waste:*

The City contracts with Waste Management for hauling of solid waste. The company already services properties nearby 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:

(Institute of Traffic Engineers Trip Generation Manual, 10th Edition). The following estimates are based on possible maximum development scenarios. Actual build-out conditions will be determined by design district regulations, residential compatibility, minimum open space requirements and maximum impervious surface area requirements.

1) Trip Generation for SR

As any future development housing type is yet to be determined, staff utilized Land Use 210, Single family detached housing for purposes of estimating the general trips of the proposed Suburban Residential (SR) parcel. Land use 210 represents single family detached housing which includes all single family detached homes on individual lots and represents a typical suburban subdivision.

Estimated Dwelling Units (theoretical maximum): 53

PM Peak Hour of generator on a weekday

Ave. Rate @ $1.0 \times 53 = 53$ trips

36% exiting: 19

64% entering: 34

The adopted LOS for CR 44 between Esmerelda Avenue and CR 452 is a D with a capacity of 14,850 trips. The 2019 average daily traffic trips 0.39 miles west of Grand Island Shores Road was 13,073. At this time, it appears the adjacent transportation network has the capacity to serve the proposed SR property without negatively affecting the adopted level of service, and the impact of 53 dwelling units would be de minimis.

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 subject property is located in a medium recharge area; 8 to 12 inches per year. 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. Should any historical sites or archaeological sites be uncovered during future development, work in the vicinity shall cease until the proper authorities can be contacted and an evaluation is conducted.

c. **Flood zones:**

The property is not in a flood zone.
Source - Lake County GIS - 2012 Flood Zones

d. **Soil and topography:**

The site soils are Candler sand, 0 to 5 percent slopes, a nearly level to gently sloping and excessively drained sandy soil, and Lake sand, 0 to 5% slopes.

The depth to a restriction or the water table is at 80 inches or more below the surface. Permeability is rapid. While the Candler sand is suited to shallow rooted field and truck crops, this 10.72-acre wooded site is surrounded by suburban development and not suited to agriculture.

As subdivision or site plan 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.

The current Lake County land use designation is Urban Low. The property owner has requested the Suburban Residential land use designation within the City of Eustis. The evaluation below supports the requested designation.

a. **Review of Land Use, Form Based Code and Surrounding Properties**

Existing Land Use According to the Lake County Comprehensive Plan:

The Lake County, "Urban Low-Density Future Land Use Category provides for a range of residential development at a maximum density of four (4) dwelling units per 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 proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities.

Within this category any residential development in excess of 10 dwelling units shall be required to provide a minimum 25% of the net buildable area of the entire site as common open space.

The maximum intensity in this category shall be 0.25, except for civic uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.

Proposed Land Use According to the Eustis Comprehensive Plan:

“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 Suburban Residential (SR) land use designation is provided to accommodate the majority of residential development within the City. The general range of uses include: 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. Suburban Residential lands may be developed up to a maximum density of 5 dwelling units per net buildable acre.

The City uses a form-based code instead of traditional Euclidian zoning. The Future Land Use determines density/intensity and allowable uses. Design Districts determine allowable lot typologies that determine lot sizes, setbacks and other development criteria. (Actual build-out conditions are determined by design district regulations, residential compatibility, minimum open space requirements and maximum impervious surface area requirements).

The pairing of the proposed SR land use and Suburban Neighborhood design district in this case would limit development as follows:

Allowable lot types: Estate, House, Duplex

Landscape buffer: 15-24-feet along public right-of-way

Open space: 25%

Site design criteria: *Create interconnected open space; protect listed species; provide and restore native habitat; preserve the function and integrity of the natural features of the land to the extent practicable; provide external and internal connectivity while minimizing impacts on designed open space.*

Rural residential compatibility: *Utilize transitional development practices, landscapes, buffers, or natural areas in site planning to demonstrate that transition to adjacent uses undesirable views, preserve tree canopy and vegetation.*

The Eustis residential land use designations in the surrounding area are generally Suburban Residential (SR) with a maximum density of 5 dwelling units per acre (du/ac). The surrounding unincorporated areas are designated Urban Low with a maximum density of 4 dwelling units per acre, despite the County zoning of R-6 which would allow 6 units per acre.

Source: Lake County GIS Zoning & FLU Codes – 5/15/14

b. *Comparison of Lake County Development Conditions*

The existing Lake County future land use designations of the properties is Urban Low with allowable density of 4 dwelling units per acres. This portion of the property has a Lake County R-6 zoning district which allows up to 6 dwelling units per acre and is inconsistent with the assigned future land use. The county land use designation would allow a theoretical maximum of 42 dwelling units.

The proposed City of Eustis future land use designation of the property is Suburban Residential (SR), which allows residential densities up to 5 dwelling units per acre (subject to design district regulations, compatibility requirements, open space, etc.). At 5 units per acre, the site could support a theoretical maximum of 53 dwelling units. The difference in development potential is 11 dwelling units.

Increased density is to be expected when transitioning from unincorporated area to a municipality. In keeping with FS 163.3177, directing density to municipalities reduces the proliferation of sprawl thereby protecting true rural and agricultural lands. By directing development to municipalities, development pressure on outlying areas is reduced. Provision of cost-effective public services is not only provided for in Eustis' Strategic Plan, it is an important factor in protecting natural resources, including groundwater. Greater densities are warranted and necessary for cost effective provision of public services where both water and sewer are provided. Compact service areas reduce per capita costs of public services.

c. *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. There are no commercial or industrial uses to be mitigated at this time.

d. 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.

The proposed land use designation is consistent with the Transportation Element. As described above, the level of service on adjacent roadways could accommodate the maximum development scenario on this parcel.

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.

Public utilities and services capacities are available for each utility or service. Refer to 5.A. above for more information. The property is in the City's 180 Utility District. 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 assignment is consistent with the Comprehensive Plan. See analysis above under item 5, 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 assignment is not in conflict with the Land Development Regulations. At the time of future 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 assignment of a Suburban Residential future land use designation coupled with a Suburban Neighborhood design district is intended to

provide for residential development that has a character and scale that promotes compatibility with adjacent or nearby residential uses. (See Page 12 for suburban design district development limitations).

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 the opportunity to extend and connect to central water and wastewater. 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 is available and wastewater service is located in close proximity. Adequate capacity is available to serve future development consistent with the requested SR future land use designation. 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. The Lake County Public Schools Adequate Public Facilities Report indicates a potential attendance boundary adjustment may be necessary in the future to address capacity at Treadway Elementary.

f. *Impact on Environment:*

Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

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.

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 annexation would create a logical development pattern as it makes the City limits more compact, to reach the eventual goal of a Eustis area under one local government jurisdiction. Assigning land uses (and design districts) consistent with those in the city limits nearby will provide a consistent development pattern, efficient use of land, and cost-effective provision of infrastructure.

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.”

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.

None.

Analysis of Design District Request (Ordinance Number 21-13):

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. Standard 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 109-5.7 Rural 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 of Suburban Neighborhood. The Suburban development pattern and intent, definition, structure and form description are stated below. The assignment of a Suburban Neighborhood design district designation is appropriate due to the established development patterns in the area.

Sec. 109-5.5. - Suburban development pattern intent statements.

(a) Intent . The 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. Nonresidential uses are primarily located on corridors, districts and a mix of uses is prominent in centers. Each land use provides for pedestrian and bicycle connections.

Suburban neighborhood .

Definition . Predominately residential uses with some neighborhood scale commercial services.

Structure . Interconnected trails, bikeways and walkways with a street framework comprised of a range of blocks permitted throughout the neighborhoods.

Form . Mix of detached residential uses with some neighborhood supporting retail, parks and civic spaces as focal points in the neighborhoods.

b. 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.

c. **Consistent with Comprehensive Plan:**

Whether the proposed amendment is consistent with all elements of the comprehensive plan.

The requested design district assignment for this annexation parcel is consistent with the Future Land Use element (including Policy FLU 1.1.1, Planning Principals, 1.2.4, Development Patterns and FLU 1.3.2. Maintain Residential Compatibility), as well as all other elements of the Comprehensive Plan.

d. 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 designation definition, structure and form are compatible with the existing uses and any proposed uses permitted under the SR future land use designation.

e. 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 which is eligible for full municipal services.

f. 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. 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.

g. Impact to Environment:

Whether, and the extent to which, the redistricting would result in significant impacts on the natural environment.

Redistricting is not being proposed; a Eustis design district designation must be assigned to annexed property. Design Districts control the form and function of any development that may 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. Site plan/preliminary subdivision plat review for any future development will include environmental review to assess impacts to flora, fauna and wetlands, and provide for protection of sensitive areas.

h. 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.

i. 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.

j. 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.

k. 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 Development Regulations Section 109.2.3(b) Suburban Residential Land Use District (SR)

Suburban residential district (SR). Areas designated suburban residential (SR) have a maximum density of five units to one acre. The SR designation is intended to provide for a mix of single-family detached, patio homes and townhouse-type dwellings in a suburban atmosphere.

3. Land Development Regulations Section 109-2.3: Suburban residential district (SR). Areas designated suburban residential (SR) have a maximum density of five units to one acre. The SR designation is intended to provide for a mix of single-family detached, patio homes and townhouse-type dwellings in a suburban atmosphere.
4. Land Development Regulations Section 109-5.5: The Suburban Neighborhood Design District has predominately residential uses where a mix of detached residential uses exist with supporting retail, parks and civic spaces. Land Development Regulations

Fiscal Impact:

The Lake County Property Appraiser shows a market value of the subject property at \$134,210. Based on the current millage rate of 7.581, annexation of the property could increase annual operating revenues by as much as \$1,017, pre-development.

Alternatives:

1. Approve Ordinance Numbers 21-11 (Annexation), 21-12 (Comp. Plan Amendment), and 21-13 (Design District Designation)
2. Deny Ordinance Numbers 21-11. (If Ordinance Number 21-11 is denied, then there can be no consideration of Ordinance Numbers 21-12 and 21-13).

Discussion of Alternatives:

Alternative 1 approves the Ordinances.

Advantages:

- The action would be consistent with the expansion plans for the City in accordance with the city's strategic plan, planning documents and utility districts.
- Annexation would increase the tax base of the City and increase the annual operating revenues.
- 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, if desired.
- The proposed land use and design district assignment are consistent with Comprehensive Plan.
- The action could encourage additional annexations in that area.

Disadvantages:

- There is no disadvantage to annexing property and assigning Eustis land use and design district designations.

Alternative 2 denies the Ordinances.

(If Ordinance Number 21-11 is denied, the Commission cannot approve Ordinance Numbers 21-12 and 21-13.)

Advantages:

- The Commission could consider a different Land Use or Design District designation for the property.

Disadvantages:

- Denying annexation would delay expansion plans for the City in accordance with the city's strategic plan, planning documents and utility districts.
- The action would eliminate the potential for increased operating revenue and the subject property may receive the indirect benefits of City services that are provided to adjacent properties without paying City taxes.
- The City would continue to experience gaps in its service area causing service inefficiency and confusion regarding City boundaries.
- The property could remain underutilized.
- The City could lose a future 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. Through May 27, the department has received two inquiries regarding this case. Additional opportunities for public input will be available at the public hearings.

Budget / Staff Impact:

Based on the current assessment and millage rate, the City can anticipate approximately \$1,017 annually in additional operating revenue, pre-development. 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.

Prepared By:

Lori Barnes, AICP, Development Services Director

Attachments:

Ordinance Number 21-11
Ordinance Number 21-12
Ordinance Number 21-13

To be provided on request:

Legal Advertisements
Notice to Surrounding Property Owners
Notice to Lake County Board of County Commissioners
Lake County Schools Adequate Public Facilities Report
Application Documents

ORDINANCE NUMBER 21-11

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 10.72 ACRES OF REAL PROPERTY AT THE NORTHEAST CORNER OF SOUTH FISH CAMP ROAD AND GRAND ISLAND SHORES ROAD.

WHEREAS, Mariann T Burgess Trustee, the legal owner of record, has made application for voluntary annexation of approximately 10.72-acres of real property at the northeast corner of South Fish Camp Road and Grand Island Shores Road, more particularly described as:

Alternate keys:	Parcel #'s
2510277	32-18-26-0300-002-03100
3922792	32-18-26-0300-002-03900
1407745	32-18-26-0004-000-04500
1462029	32-18-26-0300-002-03300
1462037	32-18-26-0300-002-03500
1796717	32-18-26-0300-002-04400
3922793	32-18-26-0300-002-04600
2728892	32-18-26-0004-000-04502

(PER OFFICIAL RECORDS BOOK 1369, PAGES 1090-1096):

PARCEL 1:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTH 187 FEET OF THE SOUTH 635 FEET OF THE WEST 167 FEET OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST IN LAKE COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 AND 49, BLOCK 2, MIDLAND HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 93 FEET OF THE SOUTH 541 FEET OF THE WEST 167 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF.

(WRITTEN BY SURVEYOR)

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, "ISLAND PARK", ACCORDING TO THE VACATED PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 31 AND VACATED BY DOCUMENT RECORDED IN DEED BOOK 305, PAGES 69 AND 70, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°16'25" WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'25" WEST ALONG THE WEST LINE OF LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY), A DISTANCE OF 486.08 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5138, PAGES 321, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°41'24" EAST ALONG THE SOUTH LINE OF SAID LAND, A DISTANCE OF 142.01 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE RUN NORTH 00°16'25" WEST ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 94.00 FEET TO THE NE CORNER OF SAID LAND, ALSO BEING THE SOUTH VACATED RIGHT OF WAY LINE OF PEARCE STREET, ACCORDING TO THE AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN NORTH 89°41'24" WEST ALONG THE NORTH LINE OF SAID LAND AND SAID SOUTH VACATED RIGHT OF WAY LINE, A DISTANCE OF 142.01 FEET TO THE NORTHWEST CORNER OF SAID LAND, ALSO BEING THE AFORESAID EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD; THENCE RUN NORTH 00°16'25" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN SOUTH 89°41'24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 135.21 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 49, BLOCK 2, "MIDLAND HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 68, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 00°18'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 164.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE RUN SOUTH 89°44'34" EAST ALONG THE NORTH LINE OF LOTS 31 THROUGH 49, SAID PLAT OF "MIDLAND HEIGHTS", A DISTANCE OF 500.09 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE BOUNDARY LINE ACCORDING THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGES 758 THROUGH 760, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°13'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 792.45 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND ISLAND SHORES ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY) AS RECORDED IN OFFICIAL RECORDS BOOK 3961, PAGES 1669 THROUGH 1673, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°41'24"

WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 612.53 FEET;
THENCE RUN NORTH 45°00'55" WEST ALONG SAID RIGHT OF WAY LINE, A
DISTANCE OF 31.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 467,003 SQUARE FEET (10.72 ACRES), MORE OR LESS.

WHEREAS, the subject property is reasonably compact, 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 service is available to the property; and

WHEREAS, on June 3, 2021 the City Commission held the 1st Public Hearing to
consider the voluntary annexation of the property contained herein; and

WHEREAS, on August 5, 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 10.72 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 5th day of August 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 5th day of August, 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 21-11 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



ORDINANCE NUMBER 21-12

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AMENDING THE CITY OF EUSTIS COMPREHENSIVE PLAN PURSUANT TO 163.3184 F.S.; CHANGING THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 10.72 ACRES OF RECENTLY ANNEXED REAL PROPERTY LOCATED ON OF RECENTLY ANNEXED REAL PROPERTY AT THE NORTHEAST CORNER OF SOUTH FISH CAMP ROAD AND GRAND ISLAND SHORES ROAD, AS MORE PARTICULARLY DESCRIBED HEREIN, FROM URBAN LOW IN LAKE COUNTY TO SUBURBAN RESIDENTIAL (SR) IN THE CITY OF EUSTIS.

WHEREAS, Ordinance 21-11 annexed certain real property into the corporate limits of the City of Eustis; and

WHEREAS, Mariann T. Burgess, Trustee, the owner of said property as more particularly described herein submitted an application (2021-CPLU-01) requesting a future land use designation of Suburban Residential (SR) be assigned to the 10-72 acres of annexed property; and

WHEREAS, on June 3, 2021, the Land Planning Agency held a Public Hearing to consider the adoption of a Large-Scale Future Land Use Amendment for this change in designation; and

WHEREAS, on June 3, 2021, the City Commission held the first of two required Public Hearings to accept the Land Planning Agency's recommendation to adopt the Large-Scale Future Land Use Amendment contained herein, and approved Transmittal to the Florida Department of Economic Opportunity; and

WHEREAS, the Florida Department of Economic Opportunity has reviewed the proposed change to the Comprehensive Plan and Future Land Use Map without objection; and

WHEREAS, on August 5, 2021, the City Commission held the second Public Hearing to consider the adoption of the Large-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 properties as described below shall be changed from Lake County Urban Low to Suburban Residential (SR) within the City of Eustis:

Alternate keys:

2510277
3922792
1407745
1462029
1462037
1796717
3922793

Parcel #'s

32-18-26-0300-002-03100
32-18-26-0300-002-03900
32-18-26-0004-000-04500
32-18-26-0300-002-03300
32-18-26-0300-002-03500
32-18-26-0300-002-04400
32-18-26-0300-002-04600

2728892

32-18-26-0004-000-04502

(PER OFFICIAL RECORDS BOOK 1369, PAGES 1090-1096):

PARCEL 1:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTH 187 FEET OF THE SOUTH 635 FEET OF THE WEST 167 FEET OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST IN LAKE COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 AND 49, BLOCK 2, MIDLAND HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 93 FEET OF THE SOUTH 541 FEET OF THE WEST 167 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF.

(WRITTEN BY SURVEYOR)

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, "ISLAND PARK", ACCORDING TO THE VACATED PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 31 AND VACATED BY DOCUMENT RECORDED IN DEED BOOK 305, PAGES 69 AND 70, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°16'25" WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'25" WEST ALONG THE WEST LINE OF LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY), A DISTANCE OF 486.08 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5138, PAGES 321, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°41'24" EAST ALONG THE SOUTH LINE OF SAID LAND, A DISTANCE OF 142.01 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE RUN NORTH 00°16'25" WEST ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 94.00 FEET TO THE NE CORNER OF SAID LAND, ALSO BEING THE SOUTH VACATED RIGHT OF WAY LINE OF PEARCE STREET, ACCORDING TO THE AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN NORTH 89°41'24" WEST ALONG THE NORTH LINE OF SAID LAND AND SAID SOUTH VACATED RIGHT OF WAY LINE, A DISTANCE OF 142.01 FEET TO THE NORTHWEST CORNER OF SAID LAND, ALSO BEING THE AFORESAID EAST RIGHT OF

WAY LINE OF SOUTH FISH CAMP ROAD; THENCE RUN NORTH 00°16'25" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN SOUTH 89°41'24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 135.21 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 49, BLOCK 2, "MIDLAND HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 68, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 00°18'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 164.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE RUN SOUTH 89°44'34" EAST ALONG THE NORTH LINE OF LOTS 31 THROUGH 49, SAID PLAT OF "MIDLAND HEIGHTS", A DISTANCE OF 500.09 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE BOUNDARY LINE ACCORDING THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGES 758 THROUGH 760, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°13'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 792.45 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND ISLAND SHORES ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY) AS RECORDED IN OFFICIAL RECORDS BOOK 3961, PAGES 1669 THROUGH 1673, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°41'24" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 612.53 FEET; THENCE RUN NORTH 45°00'55" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 31.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 467,003 SQUARE FEET (10.72 ACRES), MORE OR LESS.

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

That this Ordinance shall not become effective unless and until the annexation of the subject property becomes effective through approval of Ordinance Number 20-41. Further, 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 5th day of August 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 5th day of August, 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

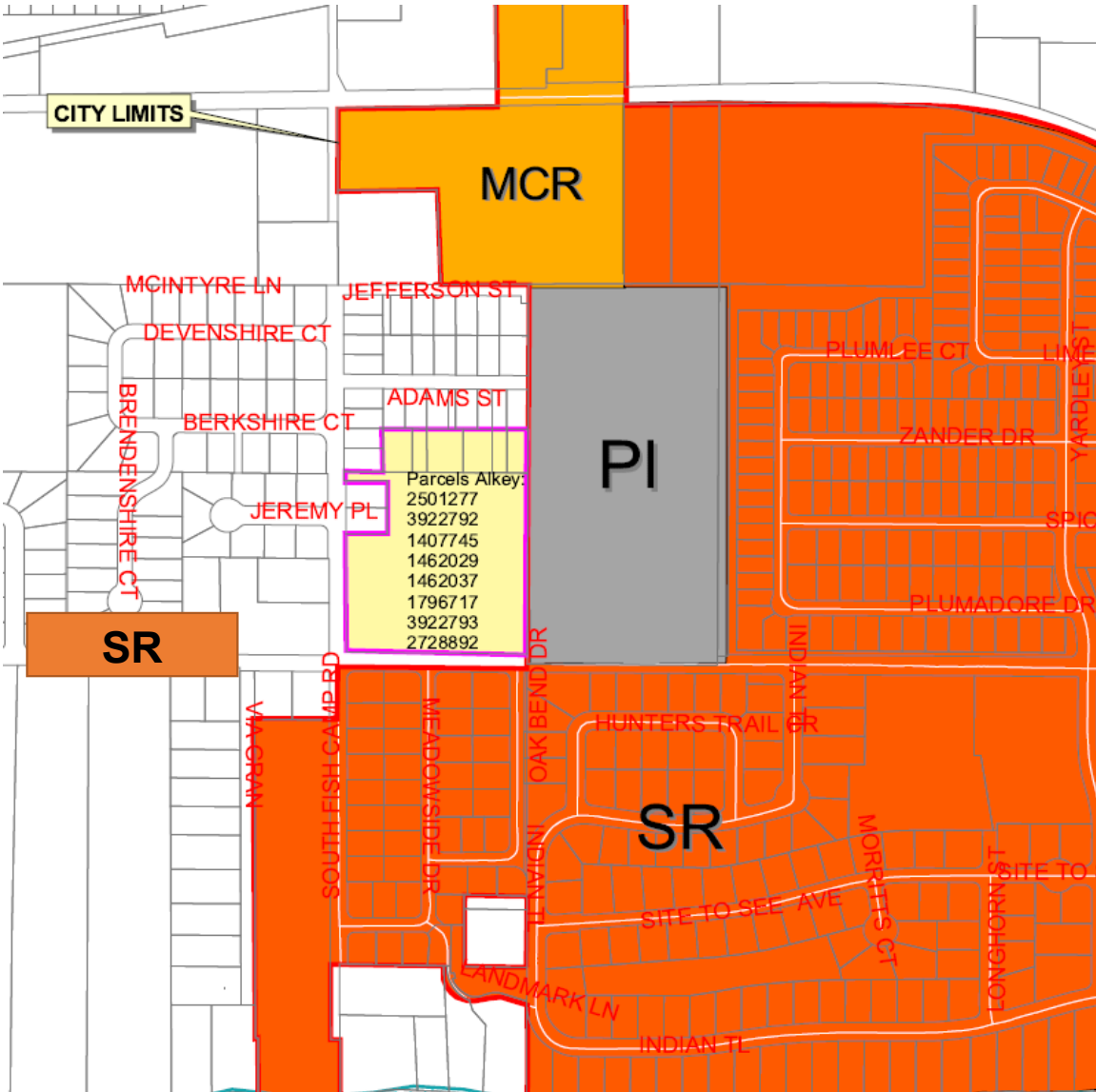
Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 21-12 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 MAP



ORDINANCE NUMBER 21-13

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA; ASSIGNING THE SUBURBAN NEIGHBORHOOD DESIGN DISTRICT DESIGNATION TO APPROXIMATELY 10.72 ACRES OF RECENTLY ANNEXED REAL PROPERTY AT THE NORTHEAST CORNER OF SOUTH FISH CAMP ROAD AND GRAND ISLAND SHORES ROAD.

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 10.72 acres of recently annexed real property further described below, and

WHEREAS, on June 3, 2021, the City Commission held the 1st Public Hearing to consider the Design District Amendment contained herein; and

WHEREAS, on August 5, 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 shall be Suburban Neighborhood:

Alternate keys:	Parcel #'s
2510277	32-18-26-0300-002-03100
3922792	32-18-26-0300-002-03900
1407745	32-18-26-0004-000-04500
1462029	32-18-26-0300-002-03300
1462037	32-18-26-0300-002-03500
1796717	32-18-26-0300-002-04400
3922793	32-18-26-0300-002-04600
2728892	32-18-26-0004-000-04502

(PER OFFICIAL RECORDS BOOK 1369, PAGES 1090-1096):

PARCEL 1:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LESS THE NORTH 187 FEET OF THE SOUTH 635 FEET OF THE WEST 167 FEET OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST IN LAKE COUNTY, FLORIDA; SUBJECT

TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2:

LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 AND 49, BLOCK 2, MIDLAND HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 93 FEET OF THE SOUTH 541 FEET OF THE WEST 167 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD 5-6748 ON THE WEST SIDE THEREOF.

(WRITTEN BY SURVEYOR)

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, "ISLAND PARK", ACCORDING TO THE VACATED PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 31 AND VACATED BY DOCUMENT RECORDED IN DEED BOOK 305, PAGES 69 AND 70, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°16'25" WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'25" WEST ALONG THE WEST LINE OF LOT 1, ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY), A DISTANCE OF 486.08 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5138, PAGES 321, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°41'24" EAST ALONG THE SOUTH LINE OF SAID LAND, A DISTANCE OF 142.01 FEET TO THE SOUTHEAST CORNER OF SAID LAND; THENCE RUN NORTH 00°16'25" WEST ALONG THE EAST LINE OF SAID LAND, A DISTANCE OF 94.00 FEET TO THE NE CORNER OF SAID LAND, ALSO BEING THE SOUTH VACATED RIGHT OF WAY LINE OF PEARCE STREET, ACCORDING TO THE AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN NORTH 89°41'24" WEST ALONG THE NORTH LINE OF SAID LAND AND SAID SOUTH VACATED RIGHT OF WAY LINE, A DISTANCE OF 142.01 FEET TO THE NORTHWEST CORNER OF SAID LAND, ALSO BEING THE AFORESAID EAST RIGHT OF WAY LINE OF SOUTH FISH CAMP ROAD; THENCE RUN NORTH 00°16'25" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF AFORESAID VACATED PLAT OF "ISLAND PARK"; THENCE RUN SOUTH 89°41'24" EAST ALONG SAID NORTH LINE, A DISTANCE OF 135.21 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 49, BLOCK 2, "MIDLAND HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6,

PAGE 68, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 00°18'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 164.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 49; THENCE RUN SOUTH 89°44'34" EAST ALONG THE NORTH LINE OF LOTS 31 THROUGH 49, SAID PLAT OF "MIDLAND HEIGHTS", A DISTANCE OF 500.09 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE BOUNDARY LINE ACCORDING THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1182, PAGES 758 THROUGH 760, AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 00°13'21" EAST ALONG SAID EAST LINE, A DISTANCE OF 792.45 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND ISLAND SHORES ROAD (FORMERLY KNOWN AS DIXIE HIGHWAY) AS RECORDED IN OFFICIAL RECORDS BOOK 3961, PAGES 1669 THROUGH 1673, AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°41'24" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 612.53 FEET; THENCE RUN NORTH 45°00'55" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 31.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 467,003 SQUARE FEET (10.72 ACRES), MORE OR LESS.

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 21-11.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 5th day of August 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 5th day of August, 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 Ordinance Number 21-13 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: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: ORDINANCE NUMBER 21-21: ANNUAL UPDATE OF THE FIVE-YEAR CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN FISCAL YEAR 2022-26

Introduction:

Ordinance Number 21-21 approves the FY 2022-26 annual update of the Five Year Capital Improvement Element of the Comprehensive Plan pursuant to F.S. 163.3177(3)5(b).

Background:

See attached Staff Report.

Attachments:

[Staff Report - CIP-CIE Ord 21-21](#)

[Ordinance No. 21-21 CIP Acceptance](#)

Reviewed by:

Ronald Neibert, City Manager
Mary Montez, City Clerk

Approved - 30 Jul 2021
Approved - 02 Aug 2021



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: JULY 15, 2021
RE: ORDINANCE NUMBER 21-21
ANNUAL UPDATE OF THE FIVE-YEAR CAPITAL IMPROVEMENT
ELEMENT OF THE COMPREHENSIVE PLAN FISCAL YEAR 2022-26

Introduction

Ordinance Number 21-21 approves the FY 2022-26 annual update of the Five-Year Capital Improvements Element of the Comprehensive Plan pursuant to F.S. 163.3177(3)5(b).

Recommended Action

Staff recommends approval of Ordinance Number 21-21.

Background

Florida Statutes 163.3177(3)5(b) requires the City to undertake an annual review of the Capital Improvements Element and update the Five-Year Capital Improvement Schedule by ordinance. The City Commission reviewed the Capital Improvement Element in a series of workshops and public hearings and accepted the updated Capital Improvement Plan at its regular meeting of July 15, 2021.

The schedule of capital improvements includes all publicly funded projects necessary to ensure that the adopted level of service standards is achieved and maintained for the five-year period FY2021-22 through FY2025-26.

Alternatives

1. Approve Ordinance Number 21-21
2. Deny Ordinance Number 21-21

Discussion of Alternatives

1. Approve the Ordinance
 - a. Advantages
 - i. The action fulfills the statutory requirement
 - ii. The Commission has previously accepted the same updated schedule
 - b. Disadvantages
 - i. There is no disadvantage to approving the Ordinance
2. Deny the Ordinance

- a. Advantages
 - i. The Commission could consider another revised schedule of capital improvement
- b. Disadvantages
 - i. Potential failure to comply with statutory requirements in a timely manner

Community Input

Staff properly advertised the Ordinance and invites public input during the August 5, 2021 and the August 19, 2021 meetings.

Budget/Staff Impact

There is no specific staff or budget impact associated with the Ordinance, other than the obvious budgetary impact of the plan itself which is included in the proposed Budget presented at the July 15, 2021 workshop held at the City Commission Chambers.

Prepared By:

Nailya Harnisch, Deputy Finance Director

Reviewed By:

Mike Sheppard, Finance Director

Attachments: Ordinance 21-21, FY2021-22–FY2025-26 Five-Year Schedule of Capital Improvement.

ORDINANCE NUMBER 21- 21

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING THE ANNUAL UPDATE OF THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE OF THE COMPREHENSIVE PLAN PURSUANT TO FLORIDA STATUTES 163.3177(3)5(b); PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, Florida Statutes 163.3177(3)5(b) requires the City to undertake an annual review of the Capital Improvements Element and update the Five-Year Capital Improvement Schedule by ordinance; and

WHEREAS, the City Commission has reviewed the Capital Improvement Element and accepted the Five-Year Capital Improvement Plan for Fiscal Year 2022 through Fiscal Year 2026;

NOW, THEREFORE, THE COMMISSION OF THE CITY OF EUSTIS HEREBY ORDAINS:

Section 1.

That the Capital Improvement Plan for Fiscal Year 2022 through Fiscal Year 2026 is hereby adopted as the annual update of the Five-Year Capital Improvement Schedule in the Capital Improvement Element based on the Comprehensive Plan requirements.

Section 2.

That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 3.

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.

That this Ordinance shall become effective immediately on passing.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida this 5th of August, 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 5th day of August, 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 Ordinance Number 21-21 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: Ronald Neibert, City Manager
DATE: August 5, 2021
RE: ORDINANCE NUMBER 21-10: COMPREHENSIVE PLAN TEXT AMENDMENT

Introduction:

Ordinance Number 21-10 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; adds a Property Rights Element as required by State Law; and amends the Future Land Use Map Series.

Background:

See attached Staff Report.

Recommended Action:

The administration recommends approval of Ordinance Number 21-10.

Alternatives:

1. Approve Ordinance Number 21-10
2. Deny Ordinance Number 21-10

Attachments:

[Ord. No. 21-10 Staff Report](#)
[Ordinance No 21-10 Comp Plan Text Amend](#)
[Exhibits A thru I Clean Copy 7-29-21](#)
[Exhibits A thru I Redline-Strikethru 7-29-21](#)
[Exhibit K Map 19 Proposed for Deletion](#)
[Exhibit J 2035 Future Land Use Map](#)

Reviewed by:

Ronald Neibert, City Manager
Mary Montez, City Clerk

Approved - 30 Jul 2021
Approved - 02 Aug 2021



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: AUGUST 5, 2021

SUBJECT: ORDINANCE NO. 21-10: COMPREHENSIVE PLAN TEXT AMENDMENT

Introduction

Ordinance No. 21-10 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; adds a Property Rights Element as will be required by State Law; and amends the Future Land Use Map Series.

Recommended Action

The administration recommends approval of Ordinance No. 21-10.

Background

On 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.

Proposed Amendments

Future Land Use Element:

1. Eliminated unnecessary administrative policy provisions, duplicative and unnecessary 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 unnecessary 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 unnecessary language (specificity more appropriate for LDRs), and added cross references to other Elements.

Intergovernmental Coordination Element:

1. Eliminated duplicative language and unnecessary 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.

Property Rights Element:

1. Added Property Rights Element per Senate Bill 410.

Recreation and Open Space Element

1. Eliminated duplicative language and unnecessary 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 unnecessary administrative policy provisions, duplicative and unnecessary language (specificity more appropriate for CRA Revelopment 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 No. 21-10
2. Deny Ordinance No. 21-10

Discussion of Alternatives

Alternative 1 approves Ordinance No. 21-10

Advantages

1. The Comprehensive Plan will be more consistent, internally.
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 discourage urban sprawl, and provide for predictable, fair and cost-effective development decisions.
3. Eustis will no longer be at a competitive disadvantage when compared to other surrounding communities' allowable intensities.
4. The Comprehensive Plan will be more internally consistent eliminating duplicative language.
5. 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 agricultural uses can continue as non-conforming or by conditional use permit.

Alternative 2 denies Ordinance No. 21-10.

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 August 5, 2021 and October 7, 2021 public hearings.

Prepared By: Lori Barnes, AICP, CPM, Development Services Director

Attachments

Ordinance No. 21-10

Exhibits A – I Redline-Strike Thru of Elements to be Amendment

Exhibits A – I With Proposed Revisions (Clean Copies)

Exhibit J – Updated 2035 Future Land Use Map

Exhibit H – Map Proposed for Deletion

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

Future Land Use Element APPENDIX

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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 permissible 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 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:
 - (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.

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 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 Redevelopment 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

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 *Protecting 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	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 acre. With the implementation of Transfer of Development Rights, maximum density/intensity in the CBD shall be measured district wide <u>versus per site</u>.				

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)
(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

Urban Residential

Mobile Home Community

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 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:

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- 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 permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program;
- 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

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., the 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, 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 permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program.

High recharge areas 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 permissible 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 permissible 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. Emerald

- 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 permissible 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:

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.

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 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. 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 interlocal 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

**PROPERTY RIGHTS
GOALS, OBJECTIVES AND POLICIES****GOAL 1: PROPERTY RIGHTS**

Consider property rights in local decision making.

OBJECTIVE PP 1.1:

The City Commission shall consider the following property rights in local decision making.

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of the property owner to the quiet enjoyment of the property, to the exclusion of all others.
3. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
4. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
5. The right of a property owner to dispose of his or her property through sale or gift.

EXHIBIT H**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

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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 resources consistent with the Future Land Use and Conservation elements

Commented [BL1]: Duplicative language; addressed in conservation element.

EXHIBIT I**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 2.2.5: 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 Pattern. 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

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

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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, the City has established the Suburban Development Pattern 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, 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 to the Rural Development Pattern.

Policy TRA 4.1.1: Rural Centers

The City shall adopt and enforce standards 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 standards, 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 City 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.

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

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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 permissible 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.

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

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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 Districts, 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~~ 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 Revopement 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:~~

- ~~SAIL~~
- ~~Section 8~~
- ~~Rental Rehabilitation~~
- ~~Weatherization~~
- ~~Section 202~~
- ~~Community Development Block Grants~~
- ~~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 area~~ rural 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 residents~~ transitional 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

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 areand~~ 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 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 5.2.4: 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. 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. Directing flows from paved areas to vegetated areas;
- 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 *Protecting 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	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 acre. <u>With the implementation of Transfer of Development Rights, maximum density/intensity in the CBD shall be measured district wide versus per site.</u>				

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)
(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) <u>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.</u> 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

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 (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 specifically 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:

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- 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 citrus, 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;~~

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~~c. — the activity meets all applicable licenses, regulations, and standards and is permissible 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

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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 permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program;
- ~~b. Gross residential density is less than two units per acre;~~
- ~~e.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.~~

~~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 permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program.~~

~~High recharge areas 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., The 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, 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 permissible by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year Capital Improvements Program.

High recharge areas 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 permissible 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 permissible 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. Emerald
- 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 permissible 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:

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.~~

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,~~ 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**

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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

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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 ~~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:

- ~~e.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:~~

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~~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

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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 the~~ The 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

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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, 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~~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 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~~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

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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

PROPERTY RIGHTS GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROPERTY RIGHTS

Consider property rights in local decision making.

OBJECTIVE PP 1.1:

The City Commission shall consider the following property rights in local decision making.

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of the property owner to the quiet enjoyment of the property, to the exclusion of all others.
3. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
4. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
5. The right of a property owner to dispose of his or her property through sale or gift.

EXHIBIT H

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.

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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.g. 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 2014~~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 to~~ To 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.~~

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.~~

Commented [BL1]: Duplicative language; addressed in conservation element.

EXHIBIT I

**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 1.5.56: 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 1.5.76: 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 1.5.87: 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 1.5.98: 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 1.5.910: 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

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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, 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 2.2.45: 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 2.2.56: 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 2.2.810: 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,~~ 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, ~~the City shall ensure that at the minimum, future development within the City has established the~~ Suburban Development Pattern ~~shall 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;~~
- ~~• 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 ~~land 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.

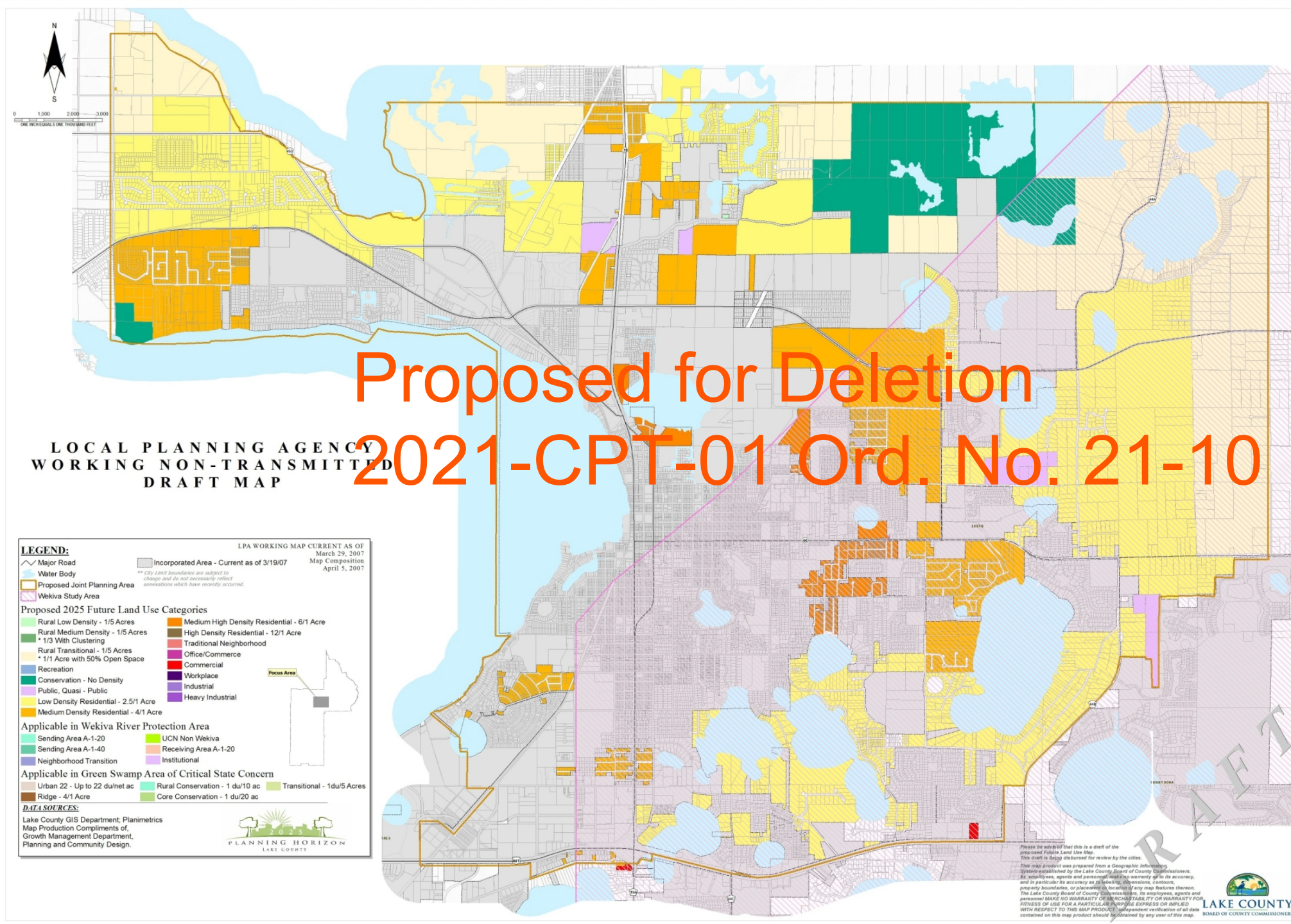
Policy TRA 4.3.7: Transit Stops

The City shall work with Lake County to ensure that transit stops are provided for all routes that serve Rural Centers.

CITY OF EUSTIS LAKE COUNTY, FLORIDA

PROPOSED 2025 FUTURE LAND USE PROPOSED JOINT PLANNING AREA

FUTURE LAND USE 2025



City of Eustis Comprehensive Plan Map #19 Eustis-Lake County Joint Planning Area

Source: City of Eustis



Map Date: March 10, 2010



AECOM

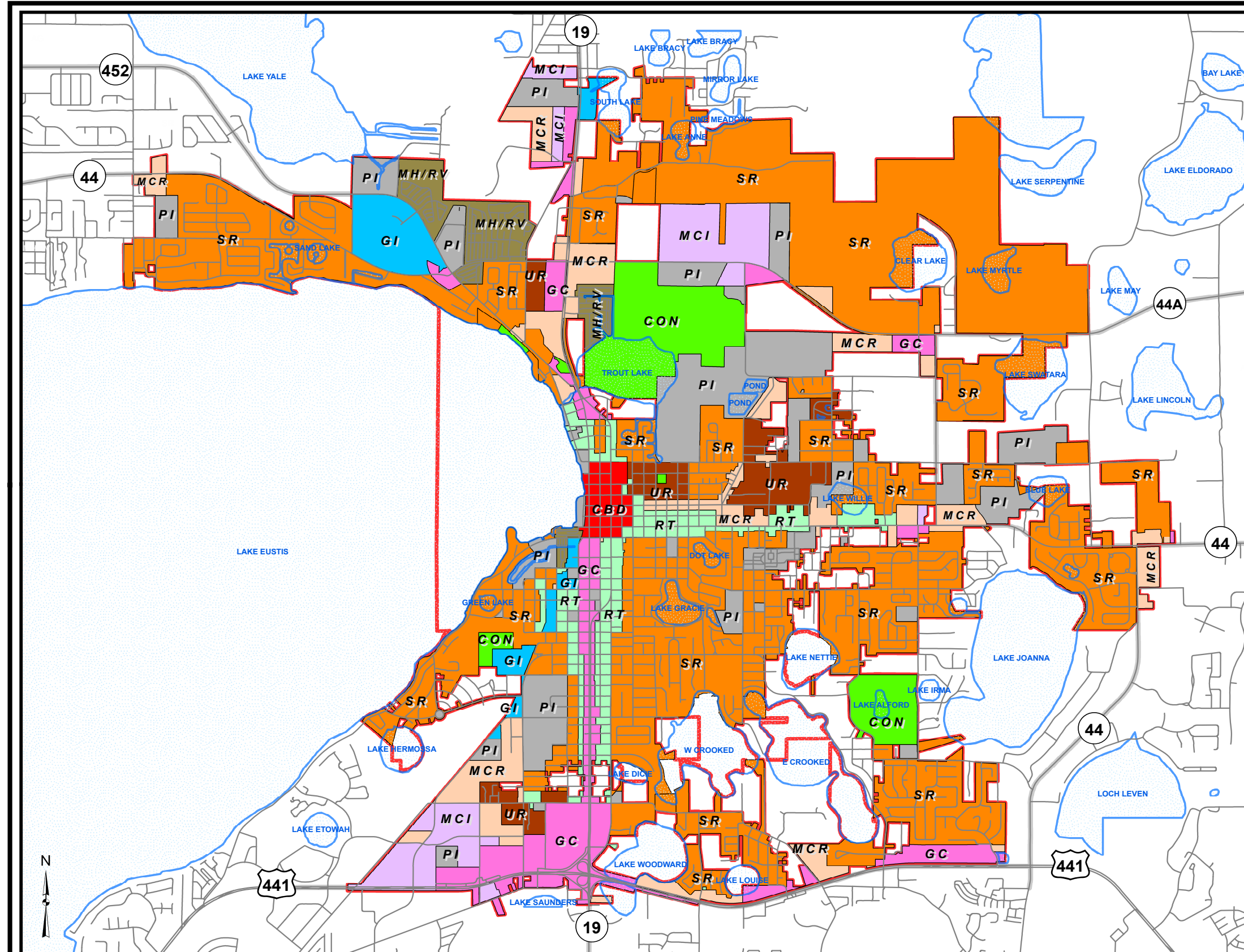
Map #1

2035 Future Land Use Map

	CBD- Central Business District
	CON- Conservation
	GC- General Commercial
	GI- General Industrial
	MCI- Mixed Commercial/Industrial
	MCR- Mixed Commercial/Residential
	MH/RV- Mobile Homes/RV
	PI- Public/Institutional
	RT- Residential/Office Transitional
	SR- Suburban Residential
	UR- Urban Residential



0 0.5 1 Miles

Map Date: April 30, 2021

ORDINANCE NUMBER 21-10

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 ADDITION OF A PROPERTY RIGHTS ELEMENT; 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 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 August 5, 2021; and

WHEREAS, the City Commission held public hearings on August 5, 2021 and October 1, 2021, 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 add a Property

Rights Element, 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. Property Rights Element Exhibit G;
 - h. Recreation and Open Space Element Exhibit H;
 - i. Transportation Element Exhibit I.
 - j. 2035 Future Land Use Map Exhibit J.
 - k. Deletion of Map 19 Exhibit K.
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 7th day of October, 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 7th 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 Ordinance Number 21-10 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