AGENDA
City Commission Meeting

6:00 PM – Thursday, April 02, 2026 – City Hall

Invocation: Jocelyn Williamson, Central Florida Freethought Community

Pledge of Allegiance: Commissioner Willie L. Hawkins

Call to Order

Acknowledge of Quorum and Proper Notice

1. Agenda Update

2. Approval of Minutes

2.1 Approval of Minutes for March 19, 2026, City Commission Meeting

3. Appointments

3.1 Reappointment to the Eustis Housing Authority (EHA) – Ronnie Buggs

4. Audience to be Heard

5. Consent Agenda

5.1 Resolution Number 2026-38: Carver Park & Elizabeth Circle Playground Improvements

6. Ordinances, Public Hearings, & Quasi Judicial Hearings

6.1 Resolution Number 2026-39: Consideration of Fine Reduction/Release of Lien for 222 South Bay Street, Code Case 21-00898 and 23-00629

6.2 Second Reading of Ordinance Number 2025-38: Adoption Hearing for 2025-CPT-01 Evaluation and Appraisal Review (EAR) Based Amendments to the City of Eustis Comprehensive Plan

6.3 Second Reading of Ordinance Number 2026-13: Conditional Use for an Accessory Dwelling Unit at 228 S Center Street (AK 1631157)

6.4 First Reading of Ordinance Number 2026-20: Amendment to the Land Development Regulations – Prohibition of Medical Marijuana Treatment Center Dispensing Facilities

7. Other Business

7.1 Discussion on Estes Road – Project with County

8. Future Agenda Items and 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.

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

TO: Eusti City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 2, 2026

RE: Approval of Minutes for March 19, 2026, City Commission Meeting

Introduction:
This item is for consideration of the minutes of the Eustis City Commission.

Recommended Action:
Approval of the minutes as submitted.

Prepared By:
Anna Rottermond, Deputy City Clerk

Reviewed By:
Christine Halloran, City Clerk

MINUTES
City Commission Meeting

6:00 PM – Thursday, March 19, 2026 – City Hall

Invocation: Mayor Emily A. Lee

Pledge of Allegiance: Vice Mayor Gary Ashcraft

Call to Order: 6:02 p.m.

Acknowledge of Quorum and Proper Notice:

Present: Vice Mayor Gary Ashcraft, Commissioner Willie L. Hawkins, Commissioner George Asbate, and Mayor Emily A. Lee.

Absent: Commissioner Michael Holland

1. Agenda Update

1.1 City Commission Meeting Agenda Update

Interim City Manager Rick Gierok reported that agenda items previously advertised for WD of America and T&S FL Partners have been withdrawn to allow refinement of the public notice and scheduling process. These items will be returned for consideration at a future meeting.

2. Approval of Minutes

2.1 Approval of Minutes for March 5, 2026, City Commission Meeting

Motion by Vice Mayor Ashcraft, Seconded by Commissioner Hawkins to approve March 5, 2026, City Commission Meeting Minutes as presented. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, and Mayor Lee

3. Presentations

3.1 Amazing Race Update

Events and Communications Director Cheri Moan and Events Coordinator Anne Heslop presented updates on the upcoming Amazing Race event scheduled for Saturday, March 21, 2026, from 8 a.m. to 1 p.m. The event features a 5.4-mile race with seventeen challenges, including participation from twelve charities, five individual organizations, three City departments, Eustis High School GRTC, and Target of Mount Dora. The event will conclude with a finish line festival featuring awards, food from sponsors, and mini golf for participants and volunteers. Commissioner Hawkins was acknowledged for his planned participation in the race.

4. Audience to be Heard

City Attorney Sasha Garcia requested comments from the audience.

Daniel DiVenanzo, a local Eustis business owner, addressed the Commission regarding his experience with City Development Services Department and expressed concerns about the City attorney's performance. He noted that four developers have contacted him seeking guidance about navigating the department. He raised issues about a PowerPoint presentation from a previous meeting that he felt contained inaccuracies regarding legal costs. He questioned why staff members can contact the City attorney without oversight and suggested the Commission consider hiring a full-time attorney instead of continuing with the current arrangement with Bowen and Schroth. He offered to have developers contact commissioners individually to share their experiences with the City Attorney.

Latoya Young, administrator of Trinity Family Medical Center, requested the Commission reconsider the closure of Prevatt Street from David Walker Drive. The closure, implemented on March 4th, has created confusion for patients accessing medical offices, with five of the six offices on Prevatt Street being medical facilities. She described how GPS systems still direct patients to use the closed route, causing delays and missed appointments. She provided Google Maps documentation showing that navigation from surrounding areas still routes traffic through the closed connection.

Vice Mayor Ashcraft inquired about the reason for the road closure. Interim City Manager Gierok explained that the road section was originally designated solely for fire access during the development review process, serving as a second means of emergency access. When additional development plans were reviewed, Lake County (who maintains David Walker Drive) required the connection to be reestablished as emergency access only due to safety concerns about sight distance issues when pulling out onto David Walker Drive.

During the discussion, Commissioners explored potential solutions which could include making the connection one-way from David Walker Drive to allow entry but require exit via Kurt Street to address safety concerns while maintaining access for the medical offices.

Brian Kirstein, Eustis resident on East Floral Avenue, addressed ongoing issues with the sewer/water flooding that occurred at his home on October 26, 2025. He reported spending over $45,000 on repairs and expressed frustration with the City's response through Phil Martin in Risk Management. Mr. Kirstein formally requested public records which included lift station inspection reports for the twelve months prior to the incident, SCADA information for twenty-four hours before and after October 26th, and all City communications regarding his case. He requested that the City repair the backflow issue at his property, noting that the City had addressed a similar problem on East Floral Avenue the previous year, which he believes may have contributed to his flooding. Mayor Lee directed staff to work with Mr. Kirstein to better understand his concerns.

Travis Sawchuk, representing WD of America and T&S FL Partners, expressed frustration with the development agreement process. He reported submitting documents ninety days ago, with the City attorney involved sixty days ago, but receiving heavily redlined revisions on March 18, 2026 at 3:58 pm. Mr. Sawchuk described the City attorney's revisions as removing voluntary provisions and creating contradictory language. He questioned whether the City wants his development projects and expressed concern about what he characterized as negligent response times.

5. Consent Agenda

5.1 Resolution Number 2026-14: Approval Amending FY2025/2026 Adopted Budget for the Sales Tax (010), Governmental Grants (018) and Utility Grants Funds (048) to recognize award of FY2025/2026 grants

5.2 Resolution Number 2026-29: Approving a Purchase in Excess of $100,000 for a Public Utilities Emergency Generator Replacement for Lift Station 38

5.3 Resolution Number 2026-31: Approval Amending FY2025/2026 Adopted Budget for the General Fund (001) to Recognize Receipt of FY2025/2026 Donation from Duke Energy

5.4 Resolution Number 2026-32: Authorizing Multiple Annual Purchases in Excess of $100,000 for Services Provided by RCM Utilities, Inc. for the Eustis Public Utilities Department

Motion by Commissioner Hawkins, Seconded by Vice Mayor Ashcraft to approve the Consent Ageda as presented. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, and Mayor Lee

6. Ordinances, Public Hearings, & Quasi Judicial Hearings

6.1 Resolution Number 2026-33: Consideration of Fine Reduction/Release of Lien for 2024 Dixie Avenue, Code Case 11-00088 AND 19-00835

City Attorney Garcia read Resolution Number 2026-33 by title: A Resolution of the City Commission of the City of Eustis, Florida, providing for Commission Determination of a Code Enforcement Lien on property located at 2024 Dixie Avenue; Authorizing Implementing Actions; and Providing for an Effective Date.

Code Enforcement Officer Eric Martin presented the resolution approving a code enforcement board order to reduce outstanding liens totaling $101,375 to $1,600 and release liens against 2024 Dixie Avenue. The property, owned by Swiss Quality Investments LLC., was purchased from Artlee Robins, who obtained title through probate after her daughter Sonya F. Young passed away in 2022. Mr. Martin explained that the family had considered keeping the property but decided to sell it to pay for Ms. Robins medical expenses. The current applicant invested in renovating the distressed property, cleaning up violations, and requested the reduction. Commissioner Asbate confirmed the code enforcement board unanimously approved the reduction.

Summarizing, the resolution would reduce the City's receivable from $101,375 to $1,600, representing a one-time revenue reduction of $99,775 to facilitate property improvement and return to productive use. The significant reduction incentivizes property rehabilitation in distressed areas, directly benefiting surrounding residents through elimination of blight and increased property values, while ensuring some cost recovery for enforcement efforts.

City Attorney Garcia opened public comments at 6:27 p.m. There being no public comment, the City Attorney closed the public hearing at 6:27 p.m.

Motion by Commissioner Asbate, Seconded by Commissioner Hawkins to approve Resolution Number 2026-33. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, and Mayor Lee

6.2 Resolution Number 2026-34: Legal Action Authorization for 1402 Morin Street, Code Enforcement Case 21-00851, 22-00087, 22-00162, 24-00835 and 24-01020

City Attorney Garcia read Resolution Number 2026-34 by title: A Resolution of the City Commission of the City of Eustis, Florida; Approving a Code Enforcement Board Action to Authorize the City Attorney to take Legal Action to Resolve Outstanding Code Violations at 1402 Morin Street.

Code Enforcement Officer Eric Martin presented authorization for legal action regarding persistent violations at 1402 Morin Street. The property owner, Jason Kirby, operates an automotive repair facility from his homesteaded residential property, accumulating fines exceeding $500,000 across five cases dating to 2021. One case alone has accrued $113,500 in fines. Mr. Martin described unsuccessful enforcement efforts, with Mr. Kirby ignoring notices and continuing operations despite multiple code enforcement board appearances.

Mr. Martin detailed the nuisance conditions including vehicles parked perpendicularly in the right-of-way, a semi-truck being repaired on-site, fifty-five-gallon barrels of oil, scattered car parts, and an engine block in the yard. He noted safety concerns for children walking to the nearby elementary school and complaints from neighboring businesses. Two vehicle thefts occurred on the property during operations.

City Attorney Garcia explained that because the property is homesteaded, the City cannot foreclose but can pursue money judgments against non-exempt personal property and seek injunctive relief. Violations of a court injunction could result in contempt charges and potential jail time. Commissioner Hawkins questioned enforcement effectiveness, while Mr. Martin emphasized the need to pursue all available legal remedies.

Police Chief Craig Capri offered to meet with the property owner to seek voluntary compliance before legal action proceeds.

Code Enforcement Officer Martin explained that the legal action represents a one-time expense for court proceedings funded through the General Fund, with potential recovery of over $500,000 in accumulated fines if successful. The enforcement protects residents from environmental hazards, maintains neighborhood property values, ensures pedestrian safety near the elementary school, and upholds zoning integrity that preserves residential character for all homeowners in the area.

City Attorney Garcia opened public comments at 6:41 p.m. There being no public comment, the City Attorney closed the public hearing at 6:41 p.m.

Motion by Commissioner Asbate, Seconded by Vice Mayor Ashcraft to approve Resolution Number 2026-34. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, and Mayor Lee

6.3 Resolution Number 2026-35: Adoption of Resolution Establishing the Surplus Residential Lot and Infill Housing Development Program and Authorization to Issue Request for Proposals

City Attorney Garcia read Resolution Number 2026-35. A Resolution of the City Commission of the City of Eustis, Florida, Establishing the City of Eustis Surplus Residential Lot and Infill Housing Development Program; Declaring certain City-Owned

Residential Parcels Surplus for Purposes of Affordable Housing and Infill Develop Authorizing Disposition of such Parcels within and Outside the Community Redevelopment Area; Authorizing the Use of Competitive Solicitations for Development Partners; Providing Program Requirements including Development Agreements, Affordability Covenants, and Development Milestones; Providing for Administration of the Program; and Providing an Effective Date.

City Attorney Garcia presented the resolution establishing the surplus residential lot and infill housing development program for affordable housing and infill development. The program covers City-owned residential parcels both within and outside the Community Redevelopment Area, utilizing competitive solicitations to select qualified development partners. The resolution authorizes an RFP process for four initial parcels on Gould, Getford, Dawes, and Pinkney Streets.

City Attorney Garcia explained the program requirements including development agreements with milestones tied to building permit issuance and certificate of occupancy completion. Affordability covenants will restrict properties for thirty years, prioritizing households at eighty percent or less of Area Median Income (AMI), with maximum eligibility at one hundred and twenty percent AMI. If development milestones are not met, properties revert to City ownership. However, the infill-development strengthens neighborhoods, increases property tax base, and addresses regional housing affordability challenges with built-in accountability measures.

Mayor Lee praised the reversion provision, noting past issues with properties given away without completion of promised development.

City Attorney Garcia opened the public hearing at 6:46 pm. There being no public comment, the City Attorney closed the public hearing at 6:46 pm.

Motion by Commissioner Hawkins, Seconded by Vice Mayor Ashcraft to approve Resolution Number 2026-35. Motion passed on the following vote:

VOTING YEA: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, Mayor Lee

6.4 Explanation of Ordinance Numbers 24-05A, 24-06A, and 24-07A: Repeal of Previously Adopted Ordinance Numbers 24-05, 24-06, and 24-07 and Adoption of Replacement Ordinance Numbers 24-05A, 24-06A, and 24-07A for Annexation, Assignment of Future Land Use, and Assignment of Design District for Property with Alternate Key Numbers 1213355 And 1213347

Second Reading of Ordinance Number 24-05A: Repeal of Previously Adopted Ordinance Numbers 24-05

City Attorney Garcia read Ordinance Number 24-05A, Ordinance 24-06A and Ordinance 24-07A.

An Ordinance of the City Commission of the City of Eustis, Florida, Repealing Ordinance Number 24-05 and Adopting a Replacement Ordinance providing for the Voluntary Annexation of Certain Real Property into the Corporate Limits of the City of Eustis pursuant to Section 171.044, Florida Statutes; Providing Legislative Findings and Recitals; Providing for the Incorporation of a Complete Metes-and-Bounds Legal Description and Location Map; Providing for Filing and Notice Requirements; Providing for Severability; and Providing an Effective Date.

An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, Repealing Ordinance Number 24-06 and Adopting a Replacement Small-Scale Amendment to the City of Eustis Comprehensive Plan Pursuant to Section 163.3187, Florida Statutes; Providing Legislative Findings and Recitals; Changing the Future Land Use Designation of Certain Real Property Generally Identified by Lake County Alternate Key Numbers 1213355 and 1213347; Providing for Incorporation by Reference of a Complete Metes-and-Bounds Legal Description and Future Land Use Map Amendment on File with the City Clerk; Providing for Severability; and Providing for an Effective Date.

An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, Repealing Ordinance Number 24-07 and Adopting a Replacement Ordinance Assigning a Design District Designation to Certain Real Property Generally Identified by Lake County Alternate Key Numbers 1213355 and 1213347; Providing Legislative Findings and Recitals; Providing for Incorporation by Reference of a Complete Metes-and-Bounds Legal Description and Design District Map on File with the City Clerk; Providing for Severability; and Providing for an Effective Date Contingent upon Annexation.

City Attorney Garcia presented the second readings of corrective ordinances 24-05A, 24-06A, and 24-07A, which repeal and replace previously adopted ordinances 24-05, 24-06, and 24-07. The replacements include parcel identification numbers that were omitted from the original ordinances for voluntary annexation of parcels with alternate key numbers 1213355 and 1213347, along with corresponding future land use and design district assignments.

City Attorney Garcia opened the public hearing at 6:47 pm. There being no public comment, the City Attorney closed the public hearing at 6:47 pm.

Commissioner Hawkins made a motion to approve Ordinance 24-05A, Seconded by Vice Mayor Ashcraft. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, Mayor Lee

6.5 Second Reading of Ordinance Number 24-06A: Repeal of Ordinance 24-06 and Re Adoption of 24-06A, Assignment of Future Land Use for Voluntary Annexation of Parcels with Alternate Key Numbers 1213355 and 1213347

City Attorney Garcia opened the public hearing at 6:49 pm. There being no public comment, the City Attorney closed the public hearing at 6:49 pm.

Vice Mayor Ashcraft made a motion to approve Ordinance 24-06A, Seconded by Commissioner Hawkins. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, Mayor Lee

6.6 Second Reading of Ordinance Number 24-07A: Repeal of Ordinance 24-07 and Re Adoption of 24-07A, Assignment of Design District for Voluntary Annexation of Parcels with Alternat Key Numbers 1213355 and 1213347

City Attorney Garcia opened the public hearing at 6:50 pm. There being no public comments offered, the City Attorney closed the public hearing at 6:50 pm.

Commissioner Hawkins made a motion to approve Ordinance No. 24-07A, Seconded by Vice Mayor Ashcraft. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, Mayor Lee

6.7 First Reading of Ordinance Number 2026-13: Conditional Use for an Accessory Dwelling Unit at 228 S Center Street (AK 1631157)

City Attorney Garcia read Ordinance Number 2026-13. An Ordinance of the City Commission of the City of Eustis, Lake County, Florida, Approving a Conditional Use Permit for an Accessory Dwelling Unit to an Existing Single-Family Residence in the Suburban Residential (SR) Future Land Use District on Approximately 0.33 Acres Located at 228 South Center Street.

Senior Planner Kyle Wilkes presented the conditional use permit request for an 879-square-foot freestanding accessory dwelling unit at 228 South Center Street. The applicant, AAA Remodeling and Services, represents property owners Terry Lowmiller and Lisa Lane on the 0.33-acre parcel in the suburban residential future land use district and urban neighborhood design district.

Mr. Wilkes explained that accessory dwelling units require conditional use permits in suburban residential districts, though they are permitted by right in other residential zones. The proposed accessory dwelling unit (ADU) meets setback requirements of at least five feet from side and rear property lines and will utilize architectural elements similar to the existing home. The project will increase impervious surface ratio to thirty-five-point one percent, remaining well below the forty percent maximum allowed. Staff received one call from a concerned neighbor about the size and intensity relative to the property size. The applicant confirmed the ADU will have wood siding consistent with the main house and adequate driveway parking for both structures.

City Attorney Garcia opened the public hearing at 6:57 pm.

Mateusz Arias, AAA Remolding and Services stated he was there representing the owners of the property. They are hoping to obtain a conditional use permit to allow a structure near the rear of the property. It is a low impact residential use that will remain consistent with the surrounding neighborhood. They would comply with all required setbacks.

There being no further public comments, City Attorney Garcia closed the public hearing at 6:59 pm.

Motion by Vice Mayor Ashcraft to approve Ordinance 2026-13, Seconded by Commissioner Asbate. Motion passed on the following vote:

Voting Yea: Vice Mayor Ashcraft, Commissioner Hawkins, Commissioner Asbate, Mayor Lee

7. Future Agenda Items and Comments

7.1 City Commission

Commissioner Asbate expressed concern about reports that a large marijuana company is seeking to establish a major distribution and sales facility in downtown Eustis. He discovered that the marijuana dispensary limitation ordinance previously discussed by the Commission was never completed due to SB 180 restrictions on comprehensive plan amendments. He requested immediate action to implement the previously discussed three-dispensary limit and downtown prohibition to prevent unwanted development before the legislative session concludes.

City Attorney Garcia explained that SB 180 created restrictions on municipal comprehensive plan amendments, including those covering marijuana, hookah, tattoo, and massage parlor uses. She noted that similar to the land development regulations, the City could proceed with conditional ordinances that would be subject to state law changes.

Commissioner Asbate also requested updates on the Spring Ridge community's repayment agreement for approximately $700,000 in City expenses. He expressed concern about potential delays given new legislation allowing HOAs to disband by majority vote, which could jeopardize repayment.

City Attorney Garcia reported ongoing discussions with the association's attorney regarding budget contributions and engineering reviews, with a draft agreement in development.

Commissioner Asbate suggested a thirty-day deadline for resolution or moving to special assessment procedures.

Regarding John Keating's development agreement, City Attorney Garcia reported that a draft was provided in December with the last meeting on January 14th, but no response has been received from Keating's counsel despite expectations for revisions or feedback.

Commissioner Asbate welcomed City Manager Gierok and expressed optimism about the City's future direction.

Commissioner Hawkins praised the new printed commission packet format and commended Parks and Recreation for the Teen Night Out event that attracted nearly forty teenagers on a Friday evening. He also mentioned the successful 4th Annual Cops and Bobbers Fishing event.

Police Chief Capri detailed the Cops and Bobbers event, which featured sixty-five children, twelve police officers, and twenty-two volunteers. He thanked organizers Elena and Ed Pasek, Fire Chief Swanson, Eric Martin for the food service, Men of the Cross volunteers, and the Alee Academy for partnership. The Chief noted plans for dock improvements to enhance future events and kayak programs.

Vice Mayor Ashcraft requested county discussions about extending the right turn lane on County Road 44 near the Stavros Restaurant to alleviate traffic congestion. He also advocated reviving the Downtown Business Alliance to improve City-business relationships and reported the City softball team's 2-0 record. He promoted the upcoming Japanese Festival on March 28th it will run from 10 a.m. to 6 p.m., featuring over fifty vendors and a visit from Secretary of State Cord Byrd.

Commissioner Hawkins raised concerns about the flooding house owned on Estes, which has flooded repeatedly since 2010. He reported contacting a county commissioner about potential solutions, with the county considering purchasing the property for a retention pond. He requested a future agenda item to discuss City participation in a solution.

7.2 City Manager

Interim City Manager Gierok outlined several ongoing initiatives to keep commissioners informed. Palmetto Plaza has been resurfaced with in-house design underway for playground installation and parking improvements on the southern side. Cemetery construction continues with the Veterans Memorial targeted for a Memorial Day ribbon cutting and Greenwood improvements scheduled for early summer completion.

The Department of Transportation issued notice to proceed with Coolidge Avenue improvements, with a preconstruction meeting scheduled for Tuesday and construction

beginning shortly thereafter. A Capital Improvement Program Workshop is scheduled for 22nd at 9 a.m., covering both five-year planning and midyear project reviews.

The downtown master plan workshop is scheduled for Tuesday, April 7th from 1-3 p.m., with Dr. Levey contracted to facilitate under a continuing services agreement. The economic development marketing services bid attracted ten submitters, with the selection committee completing short-list recommendations.

Mr. Gierok reported progress on the City Attorney evaluation form, incorporating commissioner feedback with a revised version expected by afternoon. The timeline includes one week for completion followed by individual meetings. County discussions continue regarding road transfers including Lakeshore Drive and David Walker, though budget impacts require careful consideration.

Fire Chief Swanson received regional recognition with the Chief Craig Haun Leadership Award from the Central Florida Fire Chiefs Association, submitted by Mount Dora's Chief Hightower, with family present at the ceremony.

7.3 City Attorney

City Attorney Garcia reported no additional items requiring discussion.

7.4 Mayor

Mayor Lee reported continued expansion of the Butterflies through the Eustis in Bloom program with new installations at Methodist Church and Trout Lake Center, and potential participation with the Lake County Fair. She attended the League of Cities luncheon featuring Dr. Levey as speaker.

Mayor Lee emphasized the importance of commissioners communicating with each other about their individual actions to avoid duplication of efforts and maintain coordination, citing a recent incident where multiple commissioners became involved in the same issue without awareness of each other's participation.

8. Adjournment: 7:35 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. If available, the video recording may be accessible at https://www.youtube.com/@EustisComRel/streams or an audio recording may be requested from the office of the City Clerk.*

CHRISTINE HALLORAN
City Clerk

EMILY A. LEE
Mayor/Commissioner

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 2, 2026

RE: Reappointment to the Eustis Housing Authority (EHA) – Ronnie Buggs

Introduction:
This item is for consideration of the reappointment of Ronnie Buggs to the Eustis Housing Authority.

Background:
The Eustis Housing Authority Board of Directors consists of five members who serve staggered four-year terms. The Eustis City Commission appoints the Board of Directors/Commissioners because the State of Florida declared the EHA a dependent unit of the City of Eustis. The EHA is funded by the Federal Government.

After the process of advertising for the term, there were no additional applicants. Mr. Buggs submitted a request to seek reappointment on 2/24/2026.

Recommended Action:
Staff recommends consideration of the reappointment of Ronnie Buggs for the following term: 04/02/2026 to 04/02/2030.

Prepared By:
Christine Halloran, City Clerk

Reviewed By:
Miranda Burrowes, Deputy City Manager

Attachments:
EHA Board Roster
Request to Seek Reappointment Form – Ronnie Buggs

10 North Grove Street
Eustis, Florida 32727

City of Eustis – City
Clerk P. O. Drawer 68

Board Reappointment/Resignation Form

Please check the appropriate box below for the Board which you are seeking reappointment. Then, fill in the remaining information and sign/date below.

_____ Code Enforcement Board
_____ Historic Preservation Board
_____ Library Board of Trustees
_____ Fire Pension Board
_____ Police Pension Board
__x___ Eustis Housing Authority

_____ I no longer wish to serve on the above Board. Effective:

___x__ I request to seek reappointment to the above Board.

Name: Ronnie Buggs
Address: [redacted], Eustis, FL 32726
Contact Number: [redacted]
Email Address: ronnie.0.buggs@gmail.com

Date: 02/24/2026
Signature: Ronnie Buggs

EUSTIS HOUSING AUTHORITY (EHA)

Five Member Board – 4-Year Term (from date of appointment)
The Eustis City Commission appoints the Board of Directors/Commissioners because the State of Florida declared the EHA a dependent unit of the City of Eustis.
The EHA is funded by the Federal Government.

HORACE J. JONES Executive Director 1000 Wall Street, # 60, Eustis, FL (352) 357-4851 (Work) (352) 357-8081 (Fax)	**LATOYA YOUNG** Commissioner Appointed: 07/18/2024 Term Expiration: 07/18/2028 latoyayoung515@gmail.com Former: Marjorie Buckner Appointed: 10/17/2019 Exp: 10/31/2023 Resignation: 04/16/2024 due to death
NICIE ALLEN PARKS Commissioner parksn@eustis.org nicie.parks@yahoo.com Appointed: 08/03/2023 Term Expiration: 08/03/2027 Former: Faye Weaver Appointed: 11/07/2013 Reappointed: 05/06/2021 Exp: 05/31/2025 Resignation Effective 10/31/2023	**DR. HUGH FRAZIER BROCKINGTON, II** Chairperson/Commissioner drbrockhealthwealth@gmail.com Appointed: 01/06/2017 Reappointed: 03/16/2017, 01/07/2021 Term Expiration: 01/17/2025 Reappointed: 06/19/2025 Term Expiration: 01/17/2029 Term: 01/17/2025 to 01/17/2029
JENNIFER BENTLEY Commissioner (Resident) newleafbentley@yahoo.com Appointed: 7/18/2024 Term Expiration: 7/18/2028 Former: J. Melendez Appointed: 01/18/2018 Reappointed: 01/03/2019 Expires: 10/31/2022 Resignation Effective: 08/19/19	**RONNIE BUGGS** Vice Chairperson/Commissioner Ronnie.0.buggs@gmail.com (0 is a zero) Appointed: 04/18/2019 Term Expiration: 09/17/2021 Reappointed: 04/07/2022 Term Expiration: 04/07/2026 Reappointed (TBD): 04/02/2026

Board Attorney: Rick Gilmore, Saxon Gilmore

Revised 3/18/2026

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 2, 2026

RE: Resolution Number 2026-38: Carver Park & Elizabeth Circle Playground Improvements

Introduction:
Carryover funds for playground equipment from FY2024-2025 have been approved. The funds will be used to add new playground equipment to the Carver Park Playground and ADA playground equipment to the Elizabeth Circle Playground.

The total budget is $147,300, which includes contingencies for additional playground borders, mulch and related items. The projects are combined to reduce costs and shorten completion time.

Recommended Action:
The recommendation is approval.

Policy Implications:
Not applicable

Budget/Staff Impact:
Funding is available in this year's budget.

Account: 010-8600-572-60-37 $68,200
Account: 010-8600-572-60-74 $79,100

Business Impact Estimate:
Not applicable

Prepared By:
Anna Vilches, Administrative Assistant

Reviewed By:
Sam Brinson, Director of Parks and Rec
Miranda Burrowes, Deputy City Manager

RESOLUTION NUMBER 2026-38

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, AUTHORIZING A PURCHASE IN EXCESS OF $100,000 FOR THE PARKS AND RECREATION DEPARTMENT TO PURCHASE PLAYGROUND EQUIPMENT UTILIZING THE SALES TAX REVENUE AND CAPITAL OUTLAY PARK IMPROVEMENT FUNDS ALLOCATED IN THE PARKS AND RECREATION DEPARTMENT'S APPROVED FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the City of Eustis Parks and Recreation Department's approved Fiscal Year 2025/26 Budget includes $147,300.00 in Sales Tax Revenue Funds to purchase playground equipment for Carver Park and Elizabeth Circle Park.

WHEREAS, the Parks and Recreation Department has determined the need to purchase playground equipment for the park at an estimated cost of $147,300; and

WHEREAS, the City Purchasing Policies require that the City Commission approve any purchase in excess of $100,000;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida that the City of Eustis Parks and Recreation Department is hereby authorized to purchase playground equipment for Carver Park and Elizabeth Circle Park at a combined estimated cost of $147,300 utilizing Sales Tax Revenue Funds allocated in the Parks and Recreation Department's approved FY 2025/26 Budget.

DONE AND RESOLVED, this 2nd day of April 2026, in regular session of the City Commission of the City of Eustis, Lake County, Florida.

CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA

Emily A. Lee
Mayor/Commissioner

ATTEST:

Christine Halloran, 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 2nd day of April 2026, by Mayor Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who is 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 Eusti City Commission.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 2026-38 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.

Christine Halloran, City Clerk Date

QUOTE

109145-01-02 • 02/20/2026

GameTime
A PLAYCORE Company

Carver Park Freestanding and Elizabeth Circle Swings - Rev.1

Customer:

City of Eustis
2214 E. Bates Avenue
Eustis, FL 32726
United States

Ship to Zip: 32726

Prepared for:

Sam Brinson
Phone: 352-483-5430
brinsons@ci.eustis.fl.us

Prepared by:

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

Quantity	Part #	Description	Unit Price	Amount
~~				
• *12 Borders at Elizabeth Circle to be removed and relocated* • *Customer responsible for:* ◦ *Providing access to site* ◦ *Providing site plan* ◦ *Providing and installing safety surfacing* ◦ *Removing all existing equipment*				
1	Utility	5-Star Plus - Utility Locate	$1,400.00	$1,400.00
~~Carver Park~~~~~~~~~~				
1	INSTALL	5-Star Plus - Push back existing EWF and reinstall	$1,600.00	$1,600.00
1	INSTALL	5-Star Plus - Relocate existing borders as needed	$840.00	$840.00
1	5193	GT-Shade - Triple Bay Swing Shade	$19,409.00	$19,409.00
4	SF3	5-Star Plus - Shade Footer Size 3 (each) - Large	$495.00	$1,980.00
1	Crane	5-Star Plus - Lull Forklift (Crane) - For Shade Installation *Per Day Rental - Owner to provide access to site for lull, installer not responsible for damage to grass, sod, sidewalk or anything on accessible route to site.*	$1,500.00	$1,500.00
1	RDU	GameTime - Swing Seats	$2,557.00	$2,557.00
1	5962SP	GameTime - VistaTree Top 5	$22,962.00	$22,962.00
1	6372	GameTime - Spin With Me (With Handle)	$7,748.00	$7,748.00
20	4862	GameTime - 12" Playground Border	$91.46	$1,829.20
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	$1,350.00	$1,350.00
1	Permits	5-Star Plus - Building Permits *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted.* ***Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.***	$1,500.00	$1,500.00
~~Elizabeth Circle~~~~~~~~~~				

QUOTE

109145-01-02 • 02/20/2026

1	RDU	**GameTime - Rock With Me**	$37,038.00	$37,038.00
1	RDU	**GameTime - ADA Xscape Swing Set**	$3,391.00	$3,391.00
13	4862	**GameTime - 12" Playground Border**	$91.46	$1,188.98
1	Sealed	**5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings**	$1,350.00	$1,350.00
1	Permits	**5-Star Plus - Building Permits** ***Price for booth areas at a discounted rate*** *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted.* ***Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.***	$1,500.00	$1,500.00
~~Both Areas~~~~~~~~~~				
1	INSTALL	**5-Star Plus - Five Star Plus Playground Installation Services** *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!*	$32,220.00	$32,220.00

Sub Total	$141,363.18
Discount	($13,082.43)
Freight	$9,382.19
Grand Total	**$137,662.94**

Comments
Additional discount on freight applied for combined order.

Prepared by: Veronica Salles | Project Manager
800-432-0162 ext. 100 veronica.salles@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.
All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.
For more information on the Omnia Partners / U.S. Communities contract please visit Omnia Partners Public Sector GameTime

Signed/Sealed Drawings may be included when expressly stated on proposal.
Permits and permitting services may be included when expressly stated on the proposal. Unless specifically noted, permit fees, third-party reviews, inspections, bonds, and jurisdictional requirements are not included. The owner is responsible for providing **current and accurate site plans, surveys, and required property information** as needed by the permitting authority. **The permit process cannot begin until all required information is received from the owner.** Permitting timelines vary by jurisdiction and are **outside of our control**. Delays related to permitting, reviews, or approvals are not considered manufacturing or installation delays. Additional requirements arising during the permitting process, including but not limited to engineering revisions, soil testing, or jurisdictional comments, shall be treated as a **change in scope**.

QUOTE

109145-01-02 • 02/20/2026

Orders from **governmental agencies, school districts, municipalities, and other public entities** may be accepted with a purchase order, signed quotation, or written authorization. Payment terms are Net 30 unless otherwise stated. Deposit requirements may apply for **custom or made-to-order products**, including Landmark Designs items.
When installation is included as a **turn-key project**, payment for installation-related work is due **upon completion and acceptance of the work**, unless otherwise stated. For larger or extended projects, **progress invoices may be issued** based on work completed or materials delivered to the site. GameTime reserves the right to invoice for **materials manufactured, shipped, or received on site**.

Installation Terms: Installation, when included, is performed by an **independent, certified installer** and is based on **standard installation conditions**. Installation assumes suitable soil, normal excavation conditions, proper sub-base, and unrestricted site access.The following are **excluded unless expressly stated**: drainage design or correction; soil remediation or import/export; rock, roots, debris, or concealed conditions; dewatering; erosion control; sod replacement; landscaping; irrigation repair; and site restoration.If unsuitable soil, drainage issues, high water table, or concealed conditions are encountered, **additional costs may apply**. The owner is responsible for site readiness, utility marking, site access, and protection of the work area before, during, and after installation.

Shade Terms : Shade structures are engineered and manufactured for the actual project location, including applicable building codes and design wind loads based on the local codes. Shade installation is a **heavy construction activity** and may require **large concrete footings, excavation, and crane or specialty equipment access**. Adequate site access, staging area, and clearance must be provided by the owner. The following are **excluded unless expressly stated**: sod replacement; landscaping or irrigation repair; site restoration; drainage correction; removal of existing structures; and repair of access paths or staging areas impacted during installation.
Once installation is complete and the installer has **demobilized from the site**, the owner is responsible for **removal or securing of shade fabric** when hurricanes or wind events exceeding the designed wind load are anticipated. Shade structures do not include lightning protection systems or mitigation devices unless expressly stated. Electrical work, grounding beyond standard requirements, and site-specific electrical provisions are excluded.

Billing Information

(bill to): _____

(address): _____

_____

(contact): _____

(phone): _____

(email): _____

Shipping Information

(ship to): _____

(address): _____

_____

(contact): _____

(phone): _____

(email): _____

Sales Tax Exemption Certificate Number # : _____ Please provide a verifiable certificate

QUOTE

109145-01-02 • 02/20/2026

Quote Validity : Pricing is firm for 60 days from the date of quotation unless otherwise stated.
Pricing Basis : Quotes are based on shipment of all items at one time to a single destination unless noted. Changes to scope, quantities, delivery conditions, or site requirements may result in price adjustments.
Exclusions : This quotation excludes off-loading and unloading of materials; lift-gate service; storage of materials prior to installation; site security; acceptance of deliveries; removal of existing equipment; site work; landscaping; drainage; utility relocation; fencing; signage; lighting; and any work not expressly described or included on this proposal.
Shipping Terms : All equipment ships F.O.B. factory unless stated. Title and risk of loss transfer in accordance with standard shipping terms.
Taxes : Sales, use, and similar taxes are not included unless expressly stated. Applicable taxes will be added at time of invoicing unless a valid tax-exempt certificate is provided prior to order entry.
Production & Shipment : Manufacturing, fabrication, and shipment will not begin until all required approvals and deposits are received.

Acceptance of quotation:

Accepted By (name): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$137,662.94**

Metal: Champagne
Plastic: Blue

2/20/26

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

Carver Park ~ Revision 1

Eustis, FL

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Metal: Champagne
Plastic: Blue

2/20/26

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Carver Park ~ Revision 1

Eustis, FL

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Uprights - Galvanized
Shade Structure - Blue
Accent - Blue
Roof Structure - Blue

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Eustis, FL

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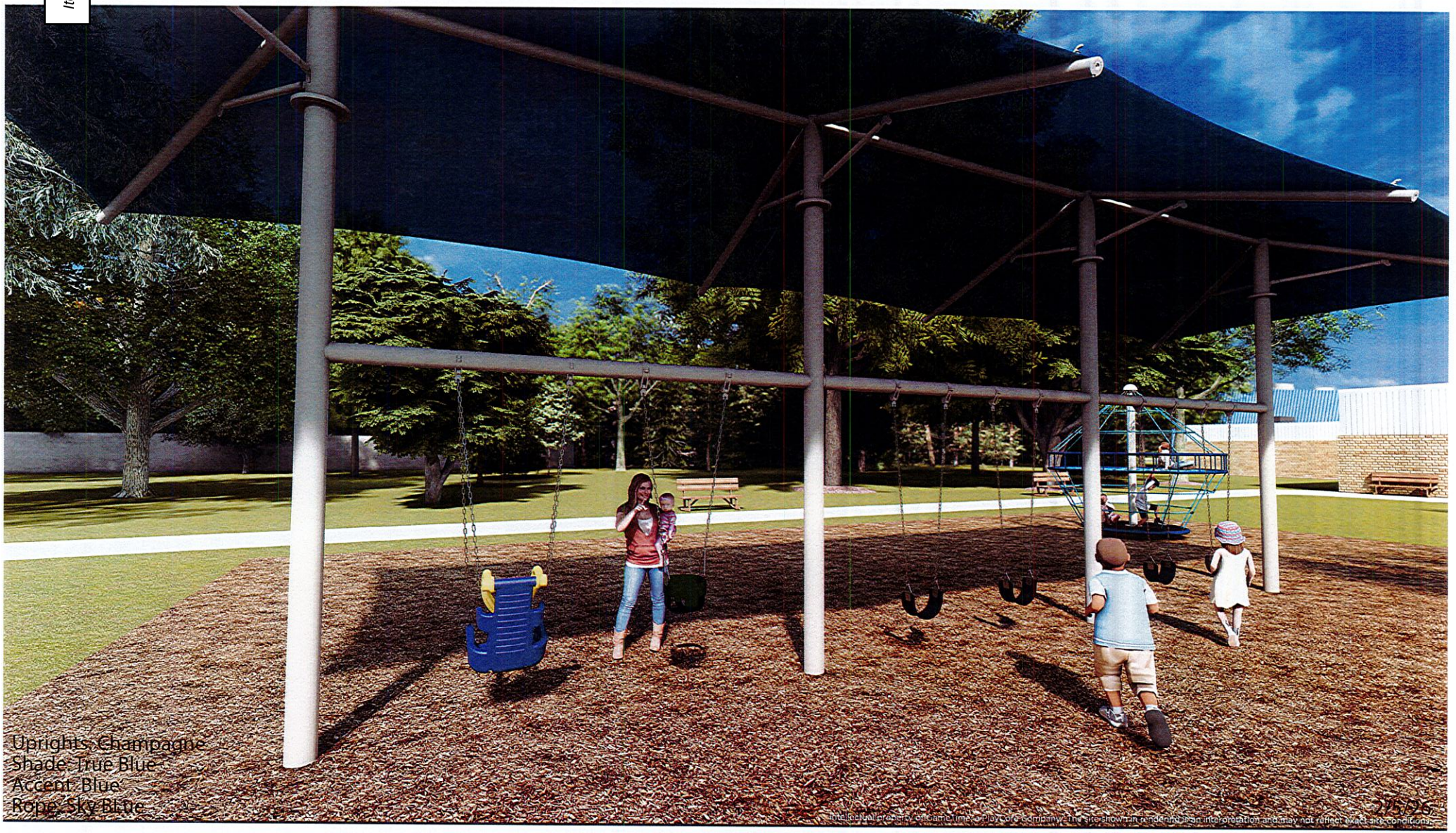

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Carver Park
Eustis, FL

drp Dominica Recreation Products
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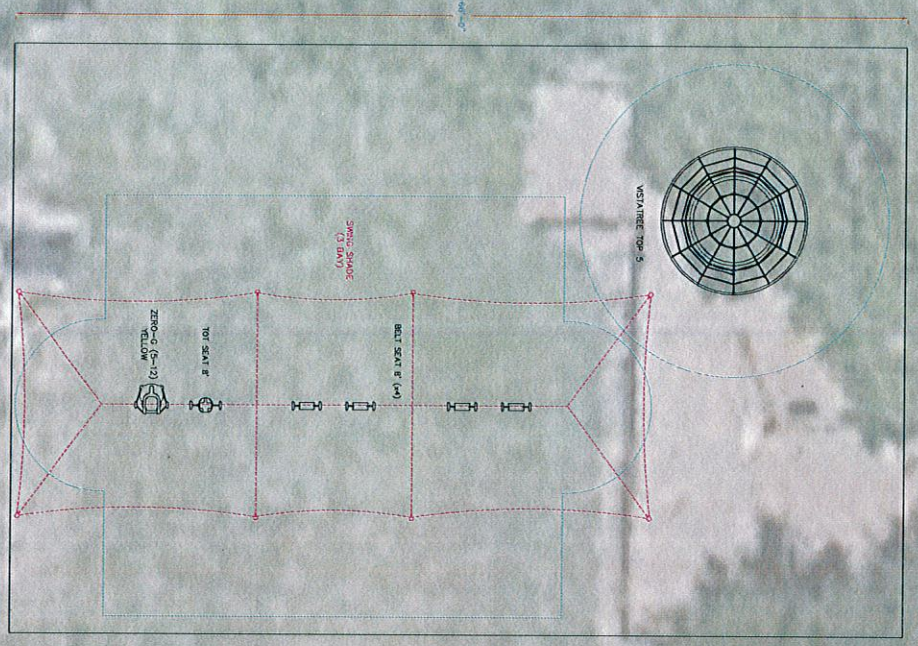
NOT TO SCALE

CONCEPTUAL DRAWING ONLY



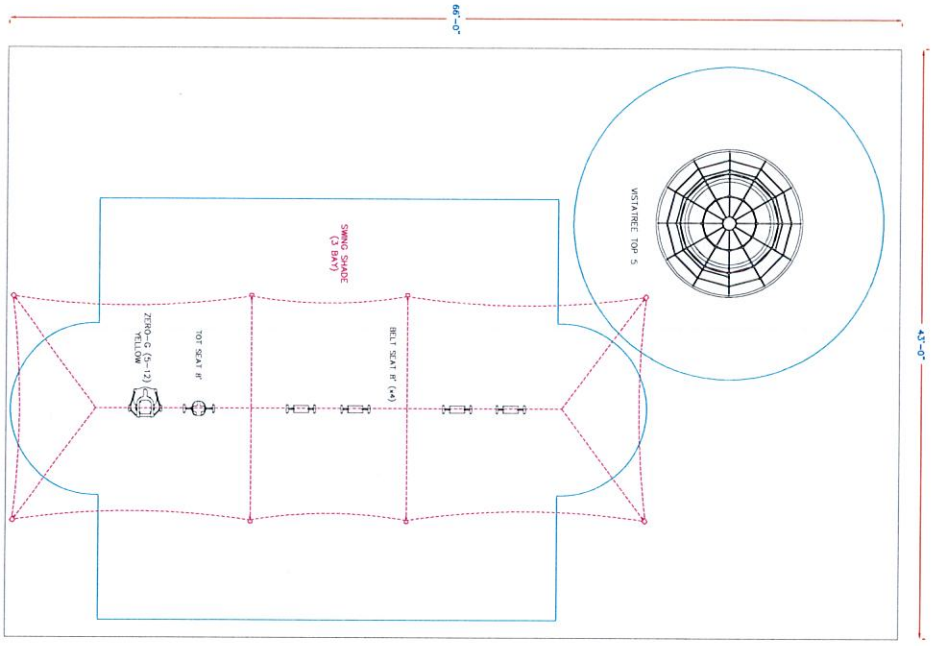
SHEET NO: 1	PROJECT TITLE: Carver Park City of Eustis Eustis, FL	This play equipment is recommended for children ages: 2-5 and 5-12	Minimum Area Required: See Drawing
	REPRESENTATIVE: DRP	DRAWING NO: 1	
		DRAWN BY: Veronica S.	DATE: 02/03/2026

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

GameTime® A PLAYCORE Company
150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

NOT TO SCALE

CONCEPTUAL DRAWING ONLY



SHEET NO: 1	PROJECT TITLE: Carver Park City of Eustis Eustis, FL	This play equipment is recommended for children ages 2-5 and 5-12	Minimum Area Required: See Drawing	IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614	GameTime, A PLAYCORE Company ISO 9001 ISO 14001 150 PlayCore Drive SE Fort Payne, AL 35967 www.gametime.com
	REPRESENTATIVE: DRP	DRAWING NO: 1			
		DRAWN BY: Veronica S.	DATE: 02/03/2026		

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Elizabeth Circle

Eustis, FL

drp Dominica Recreation Products
www.playdrp.com

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Elizabeth Circle

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Playvalent Project
7/17/20
...property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

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Elizabeth Circle

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Elizabeth Circle

Eustis, FL

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Playground Protection

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Elizabeth Circle

Eustis, FL

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Elizabeth Circle

Eustis, FL

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Elizabeth Circle

Eustis, FL

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NOT TO SCALE

CONCEPTUAL DRAWING ONLY

SHEET NO: 1	PROJECT TITLE: Elizabeth Circle City of Eustis Eustis, FL	This play equipment is recommended for children ages: 2-5 and 5-12	Minimum Area Required: See Drawing
	REPRESENTATIVE: DRP	DRAWING NO: 1	
		DRAWN BY: Veronica S.	DATE: 02/03/2026

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

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150 PlayCore Drive SE
Fort Payne, AL 35967
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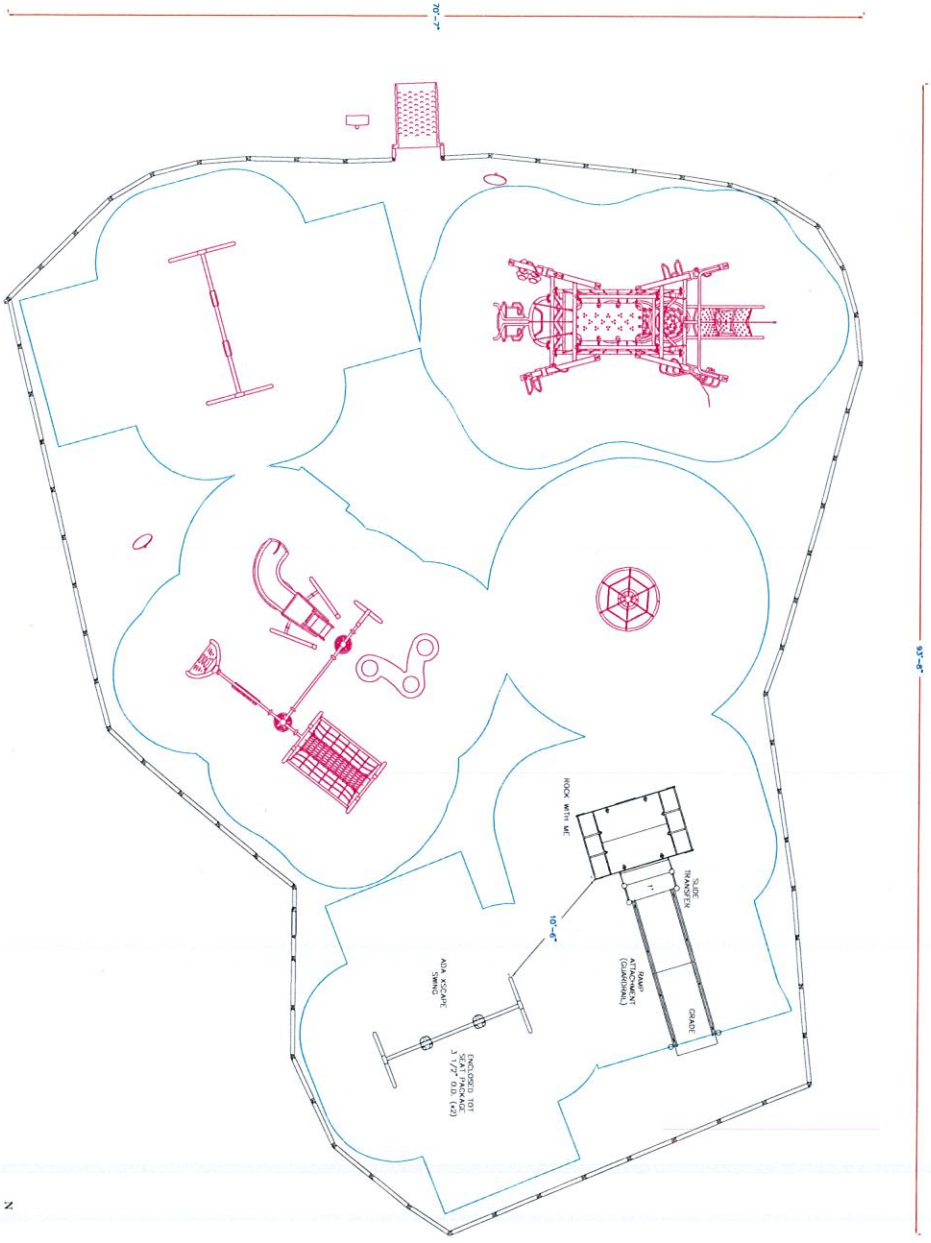
NOT TO SCALE
CONCEPTUAL DRAWING ONLY



SHEET NO: 1	PROJECT TITLE: Elizabeth Circle City of Eustis Eustis, FL	This play equipment is recommended for children ages 2-5 and 5-12	Minimum Area Required: See Drawing	IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614	GameTime, A PLAYCORE Company ISO 9001 ISO 14001 150 PlayCore Drive SE Fort Payne, AL 35967 www.gametime.com
	REPRESENTATIVE: DRP	DRAWING NO: 1			
		DRAWN BY: Veronica S.	DATE: 02/03/2026		

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 2, 2026

RE: Resolution Number 2026-39: Reduction of Fine/Release of Lien for 222 South Bay St, Code Enforcement Cases 21-00898 and 23-00629

Introduction:
Resolution Number 2026-39 approves a Code Enforcement Order reducing two outstanding code enforcement liens totaling $156,500 to $2,480 and releases the liens against 222 South Bay Street, upon payment.

The Resolution also provides the City Commission an opportunity to consider a compromise regarding the fine reduction. The additional options proposed are as follows:

- The liens shall be reduced to $ _____, payable within ____ days of the effective date of this Resolution; or
- The liens shall remain at the full amount of $156,500, due and payable to the City; or
- No payment shall be due, and the liens shall be released.

Recommended Action:
The administration recommends approval of Resolution Number 2026-39.

Background:

1. Code Board Action:
On April 14, 2025, the Code Enforcement Board reviewed a fine reduction request submitted by Lois Benaglio on behalf of Eustis Rides LLC, the owner of 222 S. Bay Street. Prior to the submittal, Ms. Benaglio entered into a Commercial Contract to purchase the property but wanted to go before the Code Enforcement Board to request that the fines be reduced prior to her closing on the property.

The Board considered the application and, after hearing testimony from Ms. Benaglio, voted to approve her request to reduce the fines associated with Case 21-00898 and Case 23-00629 to administrative costs, subject to approval by the City Commission. Immediately following the hearing, Ms. Benaglio closed on the property, and a Special Warranty Deed was recorded in the public records on April 21, 2025, conveying ownership to Lois Lane Properties, LLC.

On September 9, 2025, an electrical permit was obtained, which passed inspection on October 2, 2025.

On December 26, 2025, a commercial Reno + Remodel permit was obtained, which passed its final inspection on March 4, 2026.

2. Case History

On April 5, 2022, a Notice of Violation/Hearing for Case 21-00898 was issued to Eustis Rides LLC for performing structural and electrical work without a permit. The Notice required permits be obtained by March 7, 2022; otherwise, the case would be scheduled to appear before the Code Enforcement Board on May 9, 2022.

On May 9, 2022, the Code Enforcement issued an Order of Enforcement requiring that all required permits be obtained by June 8, 2022, or a fine of $250 per day of non-compliance would be imposed.

On June 16, 2022, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for July 11, 2022, was issued.

On July 11, 2022, the Board imposed the $250 per day fine but agreed to rescind the accrued fines if permits were obtained by October 9, 2022.

On November 14, 2022, the case was brought back before the Code Enforcement Board, which granted a 60-day extension. The Order stipulated that if compliance was achieved by January 13, 2023, the violation would be closed and all accrued fines rescinded. If compliance was not achieved, the previously imposed fine of $250 per day would become due, retroactive to the original compliance date of July 11, 2022.

On March 22, 2023, the property owner obtained the required permit. An affidavit was executed, establishing that compliance was achieved 286 days after the original compliance date, resulting in a fine of $71,500. A fine reduction application was also provided, which was promptly completed and submitted for processing

On April 10, 2023, the Code Enforcement Board reviewed the fine reduction application requesting a reduction to $0. The Board denied that request, but approved a reduction to $57,200, with payment required to be submitted by May 10, 2023. Failure to pay by that date would result in the original fine of $71,500 being recorded as a lien against the property.

Payment was not received; therefore, the Order Imposing Fine was recorded in public record as a lien against the property on June 30, 2023.

On September 18, 2023, the permit obtained for Case 21-00898 expired without any inspections being conducted. As a result, Case 23-00629 was opened, and a Notice of Violation/Hearing was issued. The Notice required that a new permit be obtained by November 6, 2023; otherwise, the case would be scheduled to appear before the Code Enforcement Board on November 13, 2023.

On November 7, 2023, Eric Martin, Code Enforcement Supervisor, spoke with Jackie Monroe, representative of Eustis Rides LLC. Ms. Monroe advised that her contractor would not renew the permit until she paid the outstanding balance owed to him, which she was unable to do at that time. She further stated that she was in the process of refinancing the property to secure funding to complete the project.

Mr. Martin informed her that a lien had been recorded against the property, which would likely affect her ability to obtain financing.

He requested that she develop a plan and submit a new request for the Code Enforcement Board to reconsider her fine reduction, allowing those funds to be reinvested into the property. In the interim, he agreed to suspend enforcement of Case 23-00629, the expired permit violation.

On November 27, 2023, Jackie Monroe submitted a letter to the Board requesting that the lien be removed from her property to allow her to obtain a mortgage. This request was subsequently denied by the Board on December 11, 2023.

On March 22, 2024, enforcement for the expired permit violation (Case 23-00629) was reactivated, and a Notice of Hearing was issued, scheduling the hearing for April 8, 2024.

On April 8, 2024, the Code Enforcement issued an Order of Enforcement requiring a new permit be obtained by May 8, 2024, or a fine of $250 per day of non-compliance would be imposed.

On April 30, 2024, Eric Martin met with Gary Pinchot of B&G Golfcarts, Inc., who stated that Jackie Monroe and her father had decided to sell the property to him. Mr. Pinchot also mentioned that he had an appointment with their contractor to obtain an estimate for the repairs. Mr. Martin subsequently contacted the contractor, who indicated that he could not provide an estimate without an engineer’s assessment and that he intended to pass on the job regardless.

On May 21, 2024, Eric Martin spoke with Mr. Pinchot again, who stated that another company would be coming to provide an estimate. Mr. Pinchot was informed of the pending expired permit violation, which had already been before the Code Enforcement Board, and that the deadline to obtain a new permit had passed. He was also advised of the next steps in the enforcement process and that the violation would not be scheduled to return before the Board for imposition of a fine until August.

On July 23, 2024, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for August 12, 2024, was issued. This hearing was subsequently canceled and rescheduled for September 9, 2024.

On September 9, 2024, the Board imposed a fine of $250 per day and issued the Order Imposing Fine/Lien. Following the hearing, Gary Pinchot, on behalf of Eustis Rides LLC, submitted an application requesting a rehearing before the Board to reconsider the previous Order Imposing Fine regarding Case 23-00629 for the expired permit.

On October 14, 2024, the Board denied the request for a rehearing and the waiver of fines for the expired permit violation. The Order Imposing Fine/Lien was recorded in the public records on October 30, 2024.

Community Input:
No adjacent property owners attended the Code Enforcement Hearings.

Budget / Staff Impact:
If the Resolution is approved, the City could receive $2,480, which would recover the City’s administrative costs incurred in bringing the property into compliance with City Code.

Reviewed By:
Craig A. Capri, Chief of Police
Jon Fahning, Captain
Miranda Burrowes, Deputy City Manager

Prepared By:
Eric Martin, Code Enforcement Supervisor

Attachments:
- Resolution Number 2026-39
- Fine Reduction Application
- Real Estate Contract
- Special Warranty Deed

RESOLUTION NUMBER 2026-39

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, PROVIDING FOR COMMISSION DETERMINATION OF A CODE ENFORCEMENT LIEN ON PROPERTY LOCATED AT 222 SOUTH BAY STREET; AUTHORIZING IMPLEMENTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Eustis, Florida established code enforcement fines against the following described property under Case Number 21-00898 and 23-00629 against Eustis Rides LLC, previous property owner, for failing to comply with City Ordinances:

EUSTIS S 200 FT OF E 132 FT BLK 79 PB 1 PG 79 ORB 5358 PG 2183, and

WHEREAS, the City of Eustis, Florida, a Florida municipal Corporation, has recorded two Code Enforcement Liens against the subject property, totaling $156,500; and

WHEREAS, the property was in violation of city code under Case 21-00898 for 286 days before being brought into compliance; and

WHEREAS, the property was in violation of city code under Case 23-00629 for 340 days until the Code Enforcement Board action; and

WHEREAS, on April 14, 2025, the prospective buyer submitted an application requesting that the fines be reduced to administrative costs, $1,400 for Case 11-00088 and $1,080 for Case 19-00835; and

WHEREAS, on April 14, 2025, the Code Enforcement Board reviewed the application and recommended that the City Commission reduce the accrued fines to administrative costs ($2,480), payable within 30 days; and

WHEREAS, On April 21, 2025, a Special Warranty Deed was recorded in public records transferring ownership of the property to Lois Lane Properties, LLC; and

WHEREAS, Section 162.09(3), Florida Statutes, provides that code compliance liens run in favor of the local governing body, and the local governing body may agree to satisfy or release code compliance liens; and

WHEREAS, the Attorney General has stated that after such liens have been recorded the local governing body, such as the City Commission, is vested with the authority to compromise, reduce, or satisfy said liens; and

WHEREAS, the City Commission in considering this matter may elect to compromise (including setting terms and conditions for said compromise), reduce, or satisfy said lien; and

WHEREAS, the Attorney General has concluded the local governing body, such as the City Commission, may delegate its authority to execute satisfactions or releases of code compliance liens so long as such delegation does not result in a complete divestiture of such liens to a private party; and

WHEREAS, the City Commission authorizes the City Manager to execute a release or satisfaction of lien, as may be appropriate and consistent with the City Commission's decision to compromise, reduce, or satisfy said lien.

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

Section 1. **Recitals.** The above recitals are hereby adopted as the findings of the City Commission.

Section 2. **Implementing Actions.** The City Manager, or his/her designee, is hereby authorized to take all administrative actions necessary to effectuate the provisions of this Resolution, including execution of satisfactions or releases of lien, acceptance of payment, and the granting of one payment extension not to exceed thirty (30) days from the effective date of this Resolution. Any such actions shall be consistent with and limited to the determination of the City Commission as set forth herein.

Section 3. **Lien at Issue.** The City Commission has considered the code enforcement lien for Case Number 21-00898 and 23-00629 with a current outstanding amount of $156,500.

Section 4. **Quasi-Judicial Determination.** The City Commission, having considered the recommendation of the Code Enforcement Board, and any evidence and testimony presented at hearing, hereby makes the following determination regarding the code enforcement lien in the amount of $156,500 recorded against the subject property:

☐ The lien shall be reduced to $2,480, consistent with the Board's recommendation, payable within thirty (30) days of the effective date of this Resolution, unless otherwise extended by the City Manager in accordance with Section 2; or

☐ The lien shall be reduced to $ _____, payable within ____ days of the effective date of this Resolution, unless otherwise extended by the City Manager in accordance with Section 2; or

☐ The lien shall remain in the full amount of $156,500, due and payable to the City; or

☐ No payment shall be due, and the lien shall be released.

Section 5. **Enforcement.** Failure to comply with the terms of the City Commission's determination shall result in the lien being immediately reinstated in its full original amount.

Section 6. **Effective Date.** This Resolution shall take effect immediately upon its adoption by the City Commission.

DONE AND RESOLVED this 2nd day of April 2026, in regular session of the City Commission of the City of Eustis, Florida.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Emily A. Lee
Mayor/Commissioner

ATTEST:

_____
Christine Halloran, 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 2nd day of April 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, 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 the use and reliance of the Eustis City Commission.

_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 2026-39 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.

_____

Christine Halloran, City Clerk

Case No. 21-00898 and 23-00629

RECEIVED
APR 14 2025
BY: akt

APPLICATION TO REQUEST A REDUCTION OF ACCRUED CODE ENFORCEMENT FINE

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.

INSTRUCTIONS: Please complete both pages of this form. Be specific when writing your statement. **Please submit the completed notarized application** to the Code Enforcement office located at 51 East Norton Avenue, Eustis, FL, by U.S. Mail at P.O. Drawer 68, Eustis, FL 32727, or email to codeenforcement@ci.eustis.fl.us **no later than 12:00 p.m., Friday, April 11, 2025.**

APPLICATION BECOMES VOID IF NOT SUBMITTED BY DEADLINE, UNLESS AN EXCEPTION IS MADE BY THE CITY.

If the completed form is received by the deadline, the request will be presented to the Code Enforcement Board (CEB) at the next regularly scheduled hearing on **April 14, 2025 at 3:00 p.m. in the City Commission Chambers located in City Hall at 10 North Grove Street.**

SUBMITTAL OF THIS APPLICATION IS NOT A GUARENTEE THAT THE CEB WILL APPROVE

Your attendance is highly recommended. If you fail to attend, the Board may act solely on the presentation by the Code Enforcement Officer.

If the CEB approves the reduction request, the CEB's recommendation will be submitted to the City Commission for approval at their next scheduled meeting before taking effect.

If you have any questions, please call the Code Enforcement Office at (352) 483-5464 or email codeenforcement@ci.eustis.fl.us.

Property Owner Name: Eustis Rides LLC Phone: _____
Address: 222 S BAY ST E-mail: _____
City: Eustis State: FL Zip: 32726

If the property owner is unable to complete this form, list name of person who is authorized to act for the Property Owner and their relationship. Lois Benaglio

Address or location of property where violation existed: 222 S BAY ST

Date violation brought into compliance: n/a

Date Code Enforcement Office called to request re-inspection: _____

21-00898 total Fine: $71,500 What amount are you requesting: $Administrave Costs
23-00629 total Fine: $87,000 What amount are you requesting: $Administrative Costs
as of 5-22-25 (date of closing)

On Page 2, explain (in detail) the reason for requesting a reduction of fine.

PLEASE NOTE: ENSURE YOUR POSITION IS CLEARLY STATED HEREIN, AS THE BOARD IS NOT OBLIGATED TO HEAR YOUR TESTIMONY AT THE HEARING.

I, Lois Benaglio do hereby submit this Application for Reduction of Code Enforcement Fine, and in support offer the following statement:

See attached

(Additional pages may be added if needed)

Date: 4-14-25

Signed: Lois Benaglio

State of Florida

Print Name: Lois Benaglio

County of Lake

Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Lois Benaglio *who first being sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and have each produced a* Florida *driver's license as identification and did take an oath.*

Date: 4-14-25

Alex Thomas

Notary Public

My Commission Expires:

Drivers License No. B524-537-63-956-0

ALEX THOMAS
MY COMMISSION # HH 366542
EXPIRES: January 31, 2027

220 South Bay Street

Dear Code Enforcement Board Members,

My name is Lois Benaglio. I am a long-time local resident, real estate broker, and business owner with a deep commitment to our community. I am writing to express my interest in purchasing a property that is currently derelict, suffering from deferred maintenance, and out of compliance due to unpermitted work. I understand this case has previously come before the Board, and I appreciate the opportunity to share my intentions in writing.

My plan is simple and sincere: I will purchase the property, bring it up to code using a licensed contractor, and relocate my office there—closer to downtown. This is not a renovation-and-flip project. Rather, it is an investment in our city and a space I intend to use long-term as part of my ongoing business operations.

This opportunity was brought directly to me due to my past working relationship with the seller and my reputation for following through on commitments. I intend to do exactly that again—with full transparency and dedication to compliance.

In order to make this purchase viable, I am respectfully requesting a reduction in the existing code enforcement fines. The property cannot currently be financed due to its condition, so the purchase will be made in cash, and all renovation and compliance costs will also be out-of-pocket. These improvements will be substantial, and I anticipate investing what is needed to restore the property to full compliance and improve its appearance and utility.

I recognize that the City has incurred costs in addressing this violation, and I fully respect the work that has gone into attempting to bring this property into compliance. Therefore, I am requesting that the fine be reduced to administrative costs, so that I may allocate resources toward the much-needed repairs and revitalization.

I have a track record of successfully purchasing and rehabilitating distressed properties, and I am committed to doing the same here—promptly and professionally. This effort will not only resolve the outstanding violations but also enhance the character of the downtown area and eliminate a long-standing issue for the City.

Thank you for your time and consideration. I welcome the opportunity to speak further if needed.

Sincerely,
Lois Benaglio

Commercial Contract

HICKORY HILL REALTY & MANAGEMENT, INC

1. PARTIES AND PROPERTY: Lois Lane Properties LLC ("Buyer") agrees to buy and EUSTIS RIDES LLC ("Seller") agrees to sell the property at:

Street Address: 222 S BAY ST, EUSTIS, FL 32726

Legal Description: EUSTIS S 200 FT OF E 132 FT BLK 79 PB 1 PG 79 ORB 5860 PG 1093

and the following Personal Property: TBD

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: $ 250,000.00

(a) Deposit held in escrow by: Clayton H Blanchard Law Office ("Escrow Agent") (checks are subject to actual and final collection) $

Escrow Agent's address: 35 E Pinehurst Blvd Eustis FL 32726 Phone: 352-589-1919

(b) Additional deposit to be made to Escrow Agent
☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☒ within 5 days after Effective Date $ 5,000.00

(c) Additional deposit to be made to Escrow Agent
☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☐ within ____ days after Effective Date $

(d) Total financing (see Paragraph 5) $ 0.00

(e) Other $

(f) All deposits will be credited to the purchase price at closing. Balance to close, subject to adjustments and prorations, to be paid via wire transfer. $ 245,000.00

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before March 26, 2025, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or** _____. Calendar days, based on where the Property is located, will be used when computing all time periods. Other than time for acceptance and Effective Date as set forth above, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, ending or occurring on a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed will extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed. **Time is of the essence in this Contract.**

4. CLOSING DATE AND LOCATION:

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Form Simplicity

(a) **Closing Date:** This transaction will be closed on April 22, 2025 or before (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

(b) **Location:** Closing will take place in Lake County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

5. THIRD PARTY FINANCING:

BUYER'S OBLIGATION: On or before _____ days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or $_____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows:

_____.

Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within ____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within ____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

6. TITLE: **Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____

_____;

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as AS CURRENTLY USED.

(a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☒ **Seller's** ☐ **Buyer's** expense and within _____ days after Effective Date or at least _____ days before Closing Date deliver to **Buyer** (check one) ☐ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed

insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

(b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days from receipt of the notice ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)

☒ **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

_____.

prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☐ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☐ such encroachments will constitute a title defect to be cured within the Curative Period.

(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: Seller will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed $_____ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))

☒ **(a) As Is: Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☐ **(b) Due Diligence Period: Buyer** will, at **Buyer's** expense and within 12 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer**

will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the Property resulting from the inspections and return the Property to the condition it was in prior to conduct of the inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

(c) Walk-through Inspection: **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☒ only with **Buyer's** consent ☐ without **Buyer's** consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) Possession and Occupancy: **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) Documents: **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract; and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

(f) Foreign Investment in Real Property Tax Act (FIRPTA): If Seller is a "foreign person" as defined by FIRPTA, Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If Buyer does not pay sufficient cash at closing to meet the withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: Seller and Buyer authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have _____ days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

12. FORCE MAJEURE: Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

13. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and Buyer has timely given any required notice regarding the condition having not been met, Buyer's deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:

(a) In the event the sale is not closed due to any default or failure on the part of Seller other than failure to make the title marketable after diligent effort, Buyer may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of Buyer, Seller may either (1) retain all deposit(s) paid or agreed to be paid by Buyer as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If Buyer fails to timely place a deposit as required by this Contract, Seller may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for Buyer's default.

15. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include Buyer, Seller and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party

17. DISCLOSURES:

(a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

(b) Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(a).

(c) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

(d) Energy-Efficiency Rating Information: Buyer acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

18. RISK OF LOSS:

(a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.

(b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.

19. ASSIGNABILITY; PERSONS BOUND: This Contract may be assigned to a related entity, and otherwise [X] is not assignable ☐ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or plural. This Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).

20. MISCELLANEOUS: The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

21. BROKERS: Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

(a) Seller's Broker: Coldwell Banker Vanguard Edge Realty, Wanda Baldwin (Company Name) (Licensee),
1932 Salk Avenue, Tavares, FL 32778, (321) 689-0931, wandabaldwin@cbvfl.com (Address, Telephone, Fax, E-mail),
who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by [X] **Seller** ☐ **Buyer** ☐ both parties pursuant to [X] a listing agreement ☐ other (specify) _____

(b) Buyer's Broker: N/A XXXXXXXXXXXXXXXXX Not Applicable

Initial: S-____ B-____

Initial: S-____ B-____

Buyer _____ (____) and Seller _____ (____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

(Company Name) (Licensee)

303 _____

(Address, Telephone, Fax, E-mail)

304 who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by
305 ☐ Seller's Broker ☐ Seller ☐ Buyer ☐ both parties pursuant to ☐ other (specify)
306 _____
307 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
308 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to
309 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
310 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
311 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
312 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of
313 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
314 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

315 **22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to
316 this Contract):
317 ☐ (A) Arbitration ☐ (E) Seller Warranty ☐ (I) Existing Mortgage
318 ☐ (B) Section 1031 Exchange ☐ (F) Coastal Construction Control Line ☐ (J) Buyer's Attorney Approval
319 ☐ (C) Property Inspection and Repair ☐ (G) Flood Area Hazard Zone ☐ (K) Seller's Attorney Approval
320 ☐ (D) Seller Representations ☐ (H) Seller Financing ☐ Other _____

321 **23. ADDITIONAL TERMS:**
322 BUYER IS AWARE THERE IS A CURRENT LEASE FOR GOLF CART COMPANY AND WILL HONOR THE TERMS
323 IN WRITING SELLER TO PROVIDE COPY OF LEASE TO BUYER WITHIN 3 DAYS OF ACCEPTANCE
324 BUYER WILL PAY LIENS TO CITY OF EUSTIS AND HAS THE RIGHT TO TRY AND NEGOTIATE A LESSER
325 AMOUNT IF AVAILABLE.
326 SELLER TO PAY STANDARD SELLER CLOSING COSTS
327 BUYER HAS AN ACTIVE REAL ESTATE LICENSE
328 _____
329 _____
330 _____
331 _____

332 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE**
333 **ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL**
334 **FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE**
335 **PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE**
336 **EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR**
337 **REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**
338 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**
339 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**
340 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**
341 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND**
342 **GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND**
343 **FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

Buyer (___) and Seller (___) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

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Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

ATTENTION: SELLER AND BUYER

CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. It is a crime to buy or knowingly sell property in violation of the Act.

At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

_____ Date: _____
(Signature of Buyer)

Lois Lane Properties LLC Tax ID No.: _____
(Typed or Printed Name of Buyer)

Title: _____ Telephone: (321) 689 - 7434

_____ Date: _____
(Signature of Buyer)

_____ Tax ID No.: _____
(Typed or Printed Name of Buyer)

Title: _____ Telephone: _____

Buyer's Address for purpose of notice P O BOX 7 EUSTIS FL 32726

Facsimile: _____ Email: loisbenaglio@gmail.com

_____ Date: 3-27-25
(Signature of Seller)

EUSTIS RIDES LLC Tax ID No.: _____
(Typed or Printed Name of Seller)

Title: _____ Telephone: (301) 364 - 8406

_____ Date: EUSTISRIDES@GMAIL.COM
(Signature of Seller)

_____ Tax ID No.: _____
(Typed or Printed Name of Seller)

Title: _____ Telephone: _____

Seller's Address for purpose of notice: _____

Facsimile: _____ Email: Eustisrides@gmail.com

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Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

HICKORY HILL
REALTY & MANAGEMENT, INC

Addendum to Contract for Residential Sale and Purchase

If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase between EUSTIS RIDES LLC ("Seller") and Lois Lane Properties LLC ("Buyer") concerning the Property described as 222 S BAY ST. EUSTIS, FL 32726

(___) (___) Q. Licensee - Personal Interest in Property: Lois Bevaglio

Licensee active or inactive real estate license and has a personal interest in the Property: (specify if licensee is related to a party, is acting as Seller or Buyer, etc.) BUYER

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INSTRUMENT#: 2025050201 OR BK 6515 PG 1895 PAGES: 2 4/24/2025 10:17:34 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$1750.00

This instrument prepared by/Return to:
Clayton H. Blanchard, Jr., P.A.
35 East Pinehurst Blvd.
Eustis, Florida 32726

Parcel ID #: 1119260100-079-00002

[Space Above This Line For Recording Data]

Special Warranty Deed

This Indenture, made effective the 21st day of April 2025, by and between **Eustis Rides LLC, a Florida limited liability company,** whose address is *222 South Bay Street, Eustis, FL 32726*, ("Grantor") and **Lois Lane Properties, LLC, a Florida limited liability company,** whose address is *Post Office Box 7, Eustis, FL 32727*, ("Grantee").

Witnesseth that Grantor, in consideration of the sum of $10.00 and other valuable consideration, to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its heirs and assigns forever, the following described property situate in Lake County, Florida:

> **The East 132 feet of the South 200 feet of Block 79, Map of the Town of Eustis, according to the map or plat thereof as recorded in Plat Book 1, Page 79, Public Records of Lake County, Florida.**

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining. Grantor, warrants against only the lawful claims of all persons claiming by, through or under Grantor.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, HOWEVER THIS REFERENCE SHALL NOT SERVE TO REIMPOSE SAME.

(This space intentionally left blank)
(Signature page to follow)

In Witness Whereof, Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the 21st day of April 2025.

Signed, sealed and delivered in the presence of:

Sign _____

Print **Tiffany S. Lee**
35 E. Pinehurst Blvd.
Eustis, FL 32726

Sign _____

Print **Clayton H. Blanchard, Jr.**
35 E. Pinehurst Blvd.
Eustis, FL 32726

Eustis Rides LLC,
a Florida limited liability company

By: _____
Jacqueline Monroe
Member

By: _____
Steven T. Monroe
Member

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 21st day of April 2025, by **Jacqueline Monroe and Steven T. Monroe as Members of Eustis Rides LLC, a Florida limited liability company**, [ ] who are personally known to me or [X] who have produced driver licenses as identification.

_____
NOTARY PUBLIC
Clayton H. Blanchard, Jr.
Type/Print Name
My Commission Expires:

CLAYTON H. BLANCHARD JR.
Notary Public - State of Florida
Commission # HH 575931
My Comm. Expires Sep 3, 2028
Bonded through National Notary Assn.

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 2, 2026

RE: Second Reading of Ordinance Number 2025-38: Adoption Hearing for 2025-CPT-01 Evaluation and Appraisal Review (EAR)-Based Amendments to the City of Eustis Comprehensive Plan

Introduction

This staff report presents the final Evaluation and Appraisal Review (EAR)-based amendments to the City of Eustis Comprehensive Plan for adoption. The amendments reflect statutory changes identified during the EAR process conducted from July through November 2025 and incorporate all required corrections identified by FloridaCommerce in its Objections, Comments, and Recommendations (ORC) Report received on February 9, 2026.

The City Commission received a briefing on the ORC Report at its March 5, 2026 meeting, and the required corrections have now been incorporated into the adoption package.

Background

Section 163.3191, Florida Statutes, requires local governments to periodically evaluate their Comprehensive Plans and adopt amendments necessary to maintain consistency with state law. City staff conducted the EAR from July through November 2025 and identified outdated strategies, policies, deadlines, and planning techniques requiring revision.

The Local Planning Agency held a duly noticed public hearing on December 9, 2025 and recommended approval. The City Commission transmitted the amendments to FloridaCommerce the same day for State Coordinated Review.

On February 9, 2026, FloridaCommerce issued its ORC Report identifying:

- One (1) Objection
- Two (2) Advisory Comments

Only the objection affected compliance and required correction prior to adoption.

Summary of State's ORC Findings

1. State Objection — Capital Improvements Element (CIP)

The State determined that the City's Five-Year Capital Improvements Program (CIP) was omitted from the transmitted amendment package. State law requires every Comprehensive Plan to include a current CIP identifying funded and unfunded capital projects necessary to maintain adopted levels of service.

City Response:
City staff restored the updated 2025/2026–2030/2031 Five-Year CIP into the Capital Improvements Element. This correction resolves the State's objection in full. Ordinance 25-38 includes a WHEREAS clause documenting this correction.

2. Advisory Comment — Wastewater Feasibility Analysis
FloridaCommerce noted that the City had not addressed the wastewater feasibility analysis required by Section 163.3177(6)(c)3, F.S.

Resolution: As presented on March 5, DesignWest Group, the City's Planning Consultant, contacted the Florida Department of Environmental Protection (FDEP). FDEP reviewed the City's Data & Analysis and confirmed via email on February 20, 2026 that the required sanitary sewer information is already included and satisfies statutory requirements.

This advisory comment does not affect compliance and requires no further action.

3. Advisory Comment — General Infrastructure Element Updates
The State recommended that the City continue updating its sanitary sewer, solid waste, drainage, potable water, and aquifer recharge information as part of future amendments. This is advisory only and does not affect adoption.

Summary of EAR-Based Amendments
The EAR-based amendments update multiple elements of the Comprehensive Plan to reflect statutory changes, remove outdated language, streamline overly detailed policies, and improve internal consistency. Major revisions include:

Future Land Use Element
- Updates planning horizon to 2046
- Repeals outdated policies and map references
- Adds a concurrency-based policy linking land use decisions to available public facilities
- Relocates and reorganizes Future Land Use Districts
- Adds Transfer of Development Rights policy
- Streamlines multiple policies

Transportation Element
- Adds Transportation Corridor Aesthetics policy
- Repeals outdated transportation policies

Housing Element
- Minor non-substantive edits

Infrastructure Element
- Removes outdated deadlines
- Repeals Policy PWS 1.1.5
- Deletes Consumptive Use Permit appendices

Conservation Element
- Repeals Policy 3.1.3

Recreation & Open Space Element
- Repeals outdated Level of Service policies

Intergovernmental Coordination Element
- No substantive changes

Capital Improvements Element

- Repeals outdated CIP tables
- Restores the required Five-Year CIP (State-required correction)

Economic Development Element

- Updates partner agencies
- Incorporates public plans
- Adds entrepreneurship and development incentive policies

Property Rights Element

- No substantive changes

Consistency with Ordinance 2025-38

Ordinance 25-38 includes additional WHEREAS clauses documenting:

- Receipt of the ORC Report
- The State's objection regarding the missing CIP
- The City's correction of that issue
- FDEP's confirmation that the wastewater feasibility analysis is adequate
- The fact that all issues identified by FloridaCommerce have been fully resolved

The staff report and ordinance now form a consistent legislative record demonstrating compliance with Chapter 163, Florida Statutes.

Recommended Action

Staff recommends that the City Commission adopt Ordinance 2025-38, thereby adopting the EAR-based amendments to the City of Eustis Comprehensive Plan and incorporating the required correction to the Capital Improvements Element.

Budget/Staff Impact

None.

Business Impact Estimate

Not applicable.

Prepared By:

Mike Lane, AICP, Development Services Director

Reviewed By:

Kyle Wilkes, AICP, Senior Planner
Miranda Burrowes, Deputy City Manager

ORDINANCE NUMBER 2025-38

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF EUSTIS, SPECIFICALLY TO ADOPT CITY-INITIATED EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; (1) UPDATE THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, ECONOMIC DEVELOPMENT, AND PROPERTY RIGHTS ELEMENTS OF THE COMPREHENSIVE PLAN, (2) TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Eustis Comprehensive Plan 2010–2035 on November 4, 2010; and

WHEREAS, the City is required under Section 163.3191, Florida Statutes, to periodically review and update its Comprehensive Plan through the Evaluation and Appraisal Review (EAR) process; and

WHEREAS, City staff conducted the EAR from July through November 2025 and identified outdated strategies, policies, deadlines, and planning techniques requiring revision; and

WHEREAS, the Local Planning Agency held a duly noticed public hearing on December 9, 2025 and recommended approval of the proposed amendments; and

WHEREAS, the City Commission transmitted the amendments to FloridaCommerce on December 9, 2025 for State Coordinated Review; and

WHEREAS, on February 9, 2026, FloridaCommerce issued its Objections, Comments, and Recommendations (ORC) Report identifying one objection and two advisory comments related to the transmitted amendment package; and

WHEREAS, the State's sole objection concerned the omission of the required Five-Year Capital Improvements Program (CIP) from the Capital Improvements Element, which is required under Chapter 163, Florida Statutes to demonstrate the City's ability to maintain adopted levels of service; and

WHEREAS, City staff corrected this issue by restoring the updated 2025/2026–2030/2031 Five-Year CIP into the Capital Improvements Element, thereby resolving the State's objection; and

WHEREAS, FloridaCommerce also issued two advisory comments, including a request for verification of the wastewater feasibility analysis required by Section 163.3177(6)(c)3, Florida Statutes; and

WHEREAS, the Florida Department of Environmental Protection (FDEP) subsequently confirmed in writing on February 20, 2026 that the City's Data and Analysis section adequately addresses the statutory wastewater feasibility requirements, thereby resolving the advisory concern; and

WHEREAS, all issues identified in the ORC Report have been fully addressed, and the City's adoption package has been updated accordingly to ensure compliance with Chapter 163, Florida Statutes; and

WHEREAS, FloridaCommerce has completed its review, and the City has prepared the 25-02ER Adopted Amendment Package for final adoption; and

WHEREAS, the City Commission held an adoption hearing on April 2, 2026, with all required public notice, and considered all public comments and staff recommendations; and

WHEREAS, the City Commission finds the amendments to be internally consistent with the Comprehensive Plan and compliant with Part II, Chapter 163, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA:

Section 1. Adoption of EAR-Based Amendments.
The City of Eustis Comprehensive Plan 2025–2046 is hereby amended as summarized in the EAR-based revisions, including updates to the Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Economic Development, and Property Rights Elements, and updates to the Future Land Use Map Series.

Section 2. Severability.
If any portion of this Ordinance is declared invalid, the remainder shall continue in full force and effect.

Section 3. Conflicts.
All ordinances in conflict are hereby repealed.

Section 4. Effective Date.

This amendment becomes effective pursuant to Section 163.3184, Florida Statutes, following issuance of the final compliance determination by the Florida Department of Commerce.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 2nd day of April 2026.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

Emily A. Lee
Mayor/Commissioner

ATTEST:

Christine Halloran, 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 2nd day of April 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, 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 use and reliance of the Eustis City Commission; however, I have not conducted an independent verification of the legal description.

City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-38 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.

_____

Christine Halloran, City Clerk

1. <u>Objection (Five Year Capital Improvements Schedule):</u> Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state of local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. However, the proposed amendment 25-02ER deleted the Five-year Capital Improvements Schedule from the Comprehensive Plan.

Statutory Authority: Sections 163.3177(3)(a)4., 163.3184(4), and 163.3191, F.S.

Recommendation: Prior to adoption, the amendment must be revised to include the 2026/2027 through 2030-2031 Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Response: A Five-Year Schedule of Capital Improvements for 2025-2026 through 2029-2030 (current fiscal year through five years) has been added to the end of the Capital Improvements Element. In addition, CIE Policy 1.1.1 has been updated to reference the new location of the Five-Year CIS. The Lake-Sumpter 2045 Long Range Transportation Plan indicates that the road widening projects on SR 44 are outside of the City's jurisdiction. The Data and Analysis has been updated to reflect this.

2. <u>Comment (Septic System Conversion to Central Sanitary Sewer System Service):</u> The proposed is not consistent with the requirements of section 163.3177(6)(c)3., F.S. Chapter No. 2023-169, L.O.F., amended section 163.3177(6)(c)3., F.S. to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S. requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 25-02ER does not include the information required by section 163.3177(6)(c)3., F.S. In addition, please see the enclosed comments (letter dated January 9th, 2026) from the Florida Department of Environmental Protection (FDEP).

Response: The analysis required by 163.3177(6)(c)3., F.S., was included in the Comprehensive Plan's accompanying data and analysis. The data and analysis was

inadvertently left out of the amendment submittal package and was sent to the Department of Commerce after submittal. It was not sent to FDEP. However, in response to this comment, the data and analysis was shared with FDEP, which declared the analysis contained within the Infrastructure Element of the data and analysis sufficient to satisfy Section 163.3177(6)(c)3., F.S.

3. **Comment (Intergovernmental Coordination):** Florida Commerce recommends that the City coordinate with the Florida Department of Environmental Protection to address their comments regarding the proposed amendment.

Response: The City has coordinated with the Florida Department of Environmental Protection regarding the BMAP projects to be included within the Five-Year Capital Improvements Schedule and the requirements of section 163.3177(6)(c)3., F.S.

City of Eustis
2046 Comprehensive Plan

Goals, Objective, and Policies

April 2026

CITY OF EUSTIS

City Officials

MAYOR
Willie Hawkins

VICE MAYOR
Gary Ashcroft

COMMISSIONER
Michael Holland

COMMISSIONER
George Asbate

COMMISSIONER
Emily Lee

CITY MANAGER
Tom Carrino

ASSISTANT CITY MANAGER
Miranda Burrowes

CITY ATTORNEY
Sasha Garcia

CITY CLERK
Christine Halloran

Contacts

City of Eustis:

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Director, Development Services
City of Eustis
4 North Grove Street, PO Drawer 68
Eustis, FL 32727
lanem@eustis.org
352.483.5460

DesignWest Group:

Raymond W. Greer, AICP
Project Manager
2910 Kerry Forest Parkway
D4-126
Tallahassee, Florida 32309
rgreer@designwestgroupeng.com
850.545.6503

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~~EXHIBIT A~~

FUTURE LAND USE ELEMENT
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL FLU 1: DEVELOPMENT FRAMEWORK
Implement a land use and development framework that will, throughout the 2046 planning timeframe:

- **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~~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~~;~~. And
- Coordinating Development with topography and soil conditions.

~~**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; and~~

~~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~~2: Development Incentives

The City shall continue to provide incentives for energy efficient development as provided in the ~~Land Development Code~~LDR and shall periodically review the ~~Land Development Code~~LDR 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~~3: 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 programs and LDR development standards such as the following:

- 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~~use
- Block design 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)
The ~~o~~ City will direct the timing, location, density, and intensity of development and redevelopment throughout the City of Eustis through future land use designations on the Future Land Use Map (FLUM) series.

Policy FLU 1.2.1: Adopted ~~Future Land Use Map~~FLUM Series ~~(FLUM)~~

The ~~Future Land Use Map (~~FLUM~~)~~ series provides ~~the~~ information for the development of 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~~ 2046 and adopts the ~~Future Land Use Map~~FLUM 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 #2: Development Patterns 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 ~~c~~City shall continue to allocate lands in the Comprehensive Plan to meet projected development needs through the long-term planning horizon of ~~2035~~2046, including amounts sufficient to minimize land speculation and undue price appreciation and to provide for choice~~s~~ of residential and non-residential locations.

Policy FLU 1.2.2: Future Land Use Map Limitations

The Future Land Use ~~Classifications~~ Designations set forth the current and long range potential uses of property in the context of the ~~lawful~~ long-term planning horizon and provide for ~~a wide~~an array of density or intensity of use within each land use ~~classification~~designation. A property owner is not entitled to the most potentially dense or intense use~~s~~ permitted within a land use ~~classification~~designation. Thus, in some cases, the application of compatibility standards in the land development regulations may result in an actual project density that is 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 ~~c~~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 on-site sewage disposal is permittable by those state and county agencies having regulatory jurisdiction.

Policy FLU 1.2.4: Availability of Facilities and Services

The City shall review the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in this Plan, and shall be available no later than the date on which the local government anticipates

issuing a certificate of occupancy or its functional equivalent.

Policy FLU 1.2.~~5~~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~~LDR that encourage a mix of uses in specific areas of the City. Those areas are identified in the general development patterns of urban, suburban and rural. Each development pattern is further divided into neighborhoods, centers, corridors and districts. Each land parcel within the City is assigned a pattern and district as depicted on the Design District Map in the ~~Land Development Regulations~~LDR and as it may be amended from time to time in accordance with those regulations. The City shall adopt performance standards for the land use~~s~~ designations within each development pattern as prescribed by the City's ~~Land Development Code~~LDR. 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 neighborhood, district, and corridor districts.

c. Rural Areas. Rural development pattern areas include 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, away from the urban core.

Policy FLU 1.2.~~6~~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.

Policy FLU 1.2.7: Rural Residential (RR)

This designation provides for large lot development near or on the periphery of the Eustis urbanized area.

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.

Special Provisions:

a) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of conventional site-built construction; and
2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Policy FLU 1.2.8: 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 adult congregate living facilities (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:

a) 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%.

b) Permit the placement of residential units manufactured off site which

otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of conventional site-built construction; and
2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

c) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Policy FLU 1.2.9: 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 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 of 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:

a) 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%.

b) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of

conventional site-built construction; and

2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

Policy FLU 1.2.10: Manufactured Home Community (MH)

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 transient home developments are specifically provided for 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:

a) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of conventional site-built construction; and
2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

Policy FLU 1.2.11: 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 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.

Policy FLU 1.2.12: Industrial Districts General Industrial (GI)

This land use designation is provided for those businesses that have one or more off-site impacts such as noise, dust, or odor.

General Range of Uses: General Industrial development includes existing light to heavy industrial development 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:

a) New development within GI areas shall continue to be required to:
   1. Provide adequate setbacks and buffering from residential areas and public roads;
   2. Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
   3. Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.

b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Policy FLU 1.2.13: Central Business District (CBD)

This land use designation is designed to support a mixed-use area with commercial, institutional, office, and residential uses in downtown Eustis.

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 CBD 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.

Policy FLU 1.2.14: 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.

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:

a) 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:
   1. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;
   2. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;
   3. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;

b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Policy FLU 1.2.15: 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:

a) 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:
   1. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;
   2. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;
   3. the arterial road frontage contains an existing mix of viable commercial and residential uses;
   4. 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;

b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Policy FLU 1.2.16: Mixed Commercial / Industrial (MCI)

This land use designation is intended to provide for development of light manufacturing, distribution, corporate offices, and related commercial and industrial facilities.

General Range of Uses: Uses include light industry and manufacturing, distribution, corporate office, and related commercial and industrial facilities. 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, and 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: For the mixed land use category MCI, the City requires, and shall monitor on a citywide basis, a maximum of 20% of total MCI acreage. The composition of the mix of other land uses 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:

a) 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:
   1. 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
   2. Signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.

b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Policy FLU 1.2.17: 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.

Policy FLU 1.2.18: Agricultural (AG)

This land use designation is designed to limit the premature spread of urban growth and conversion of productive agricultural lands until such time as urban growth is contiguous and agricultural activities can no longer be economically sustained.

General Range of Uses: Single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops, and public and utility services and facilities.

Maximum Density: Residential densities in Agricultural may not exceed one dwelling unit per five net buildable acres except as provided in the Special Provisions below.

Special Provisions:

a) Mineral Resources Extraction. The extraction of mineral resources may be permitted in Agricultural (AG) land use areas, provided that:

1. compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
2. compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
3. the activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and
4. 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.

Policy FLU 1.2.19: 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.

Policy FLU 1.2.20: Transfer of Development Rights

The City may identify receiving areas for the transfer of development rights on a case-by-case basis, consistent with the goals, objectives, and policies of the Comprehensive Plan and the LDR.

OBJECTIVE FLU 1.3: RELATIONSHIP OF THE COMPREHENSIVE PLAN TO THE ~~LAND DEVELOPMENT CODE~~LDR

To implement the policies, standards and land use classifications of the City's Comprehensive Plan through the ~~Land Development Code~~LDR.

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 the preservation of open space.~~, including those regulations which provide for:~~

~~a. voluntary cluster development in all residential land use classifications~~

~~b. 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.)~~

~~c. 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.~~

~~d. 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.~~

~~e. 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~~LDR 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 or 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;~~

~~3. Permit the most density and intensity in areas that 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: Maintain 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.

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

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.

Policy FLU 1.4.2: Maintain Downtown Main Street Character

In addition to adding beauty to the Downtown, 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

Provide ongoing support to organizations which have an individual or collective interest in preserving the architectural and historical heritage of Eustis.

Policy FLU 1.4.5: Preserve Historic Structures

Where an application for development may involve the removal, alteration, or reuse of a historic structure listed on the National Register, the Ceity 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 local Historic Districts, the designation shall be ~~entered~~ identified within~~as an overlay to~~ the Future Land Use map in accordance with State law.

Policy FLU 1.4.7: Archaeological Discovery

By year-end 203~~1~~5, the Land Development Regulations shall provide guidelines in the case of an ~~for the following in instances when an~~ archaeological discovery ~~occurs in~~within the Ceity.~~:~~

~~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 Ceity including downtown Eustis and to promote the revitalization of the East Eustis 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. 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

Pursue, directly or through the Eustis Housing Authority and/or agencies of Lake County, available federal and state funds to help promote the revitalization of the East Eustis area and meet the projected housing needs of very low-, low-, and moderate-income families and elderly households, including the following programs or their successors:

a. State Apartment Incentive Loan (SAIL) Program
b. ~~Section 8~~Housing Choice Voucher Program
c. Rental Rehabilitation with Habitat for Humanity and the Lake County Action Agency
d. Weatherization Assistance Program
e. Section 202, Supportive Housing for the Elderly
f. Community Development Block Grants
~~g. HOPE VI~~

Policy FLU 2.1.3: Code Enforcement

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.

Policy FLU 2.1.4: Displacement Requirements

In every instance where residents are displaced by Cc~~c~~ity code enforcement activities or other local public actions, assist residents as follows in seeking standard housing in the community:

a. P~~p~~rovide 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.~~b. Use~~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:

- **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 rely upon the standards of the adopted ~~Land Development Regulations~~LDR to address residential compatibility including specific provisions that address the ~~adjacency~~ compatibility of urban areas to suburban and rural areas.

Policy FLU 3.1.2: Roadway Compatibility
The City shall continue to use the LDR to 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
When reviewing future Comprehensive Plan amendments, ~~T~~the City shall ~~ensure~~ allow only Light Industrial land uses adjacent to residential land use categories.~~that future Plan amendments to industrial uses adjacent to 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 use density standards, ~~Land Development regulations regarding~~LDR 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 rural areas of the City through a clear and predictable land use strategy that:

- **Provides for a rural character and lifestyle for ~~rural~~ residents;**
- **Respects ~~the~~ agricultural land uses and landowners;**
- **Values and preserves open spaces; and**
- **Facilitates the transition of land uses over time ~~into~~ to reinforce 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~~to provide ~~that there is~~the opportunity for 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~~ 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~~ maintain 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 and adjacent to the most effective recharge areas, karst features, and sensitive natural habitats~~,~~ that have ~~a~~ the potential to adversely impact ground water and surface water quality~~,~~; such as mining, landfills, sprayfields, 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 evaluation~~e~~ of the location and presence of the 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. The analysis must include~~ing an analysis to determine~~ a determination of 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~~ use Best Management Practices described in Protecting Florida's Springs: An Implementation Guidebook (2008)~~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 the 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 the 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 for wildlife.

Policy FLU 5.1.5: Open Space Priority and Assignment

~~Priority for preservation and dedication of open space shall be given to~~ The most effective recharge areas, karst features, and sensitive natural habitats including Long Leaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub vegetative communities shall be given priority for preservation and dedication of open space. 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 ~~(1)~~ 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:

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 a 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;
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, sprayfields, heavy industrial, and intense animal operations will be prohibited within one (1) 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~~November 10, 2010 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 parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

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. Breaking up flow directions from large paved surfaces.

Policy FLU 5.2.7: Use of Pervious Materials

~~Porous~~ Pervious 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.

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: An Implementation Guidebook (2008)~~*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 by December 31, 2030~~Land Development Regulations~~LDR provisions 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~~LDR 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

For habitat areas that are greater than two acres in size, are within the Wekiva Springs Overlay District, and contain longleaf Pine, Snad Hills, Sand Pine or Xeric Oak Scrub habitats, ~~T~~the City will~~may~~ require a management plan ~~for sensitive natural habitat areas greater than two (2) 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 and native vegetation as feasible;
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 A 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.

D **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, 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	N/A	40%
Urban Residential	UR	12 dwelling units/acre	N/A	40%
Manufactured Home Community	MH	8 dwelling units/acre	N/A	50%
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)~~	 40% 75%
Mixed Commercial/Residential	MCR Residential Non-Residential	12 dwelling units/acre(2)	 Up to 2.5~~(3)~~	 40% 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 2.0~~(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 resulting 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/acre and shall require a

conditional use permit to develop up to 40 units per acre.

(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 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.~~

110-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 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:

a) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

    1. all such housing is attached to foundations as in the case of conventional site-built construction; and
    2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

b) 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:

a) 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%.
b) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:
    1. all such housing is attached to foundations as in the case of conventional site-built construction; and
    2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.
c) 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:

a) 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%.

b) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of conventional site-built construction; and
2. all such housing otherwise meets applicable lot, yard, and related residential classification as set forth in the Land Development Regulations.

Manufactured Home Community (MH)

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 transient home developments are specifically provided for 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:

a) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal and state regulations and standards, provided that:

1. all such housing is attached to foundations as in the case of conventional site-built construction; and
2. 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:

a) New development within GI areas shall continue to be required to:
   1. Provide adequate setbacks and buffering from residential areas and public roads;
   2. Comply with all federal and state environmental regulations and local performance standards contained in the Land Development Regulations; and
   3. Limit effluent discharges to the municipal sewer system to approved pretreated industrial wastes and domestic wastes only.

b) 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.

IntensityRange: 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:

a) 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:
   1. limiting commercial uses to retail, business and professional offices, group homes, and home occupations as defined in the Land Development Regulations;
   2. limiting external lighting and signs to that which would normally be permitted in adjacent residential zoning districts;
   3. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with city requirements;

b) 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:

a) 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:
   1. where the arterial road frontage is generally undeveloped, residential development may be feasible and will be encouraged;
   2. strip commercial development shall be minimized, including actions that would extend or expand existing strip development;
   3. the arterial road frontage contains an existing mix of viable commercial and residential uses;
   4. 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;
b) 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:

a) 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:
   1. 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
   2. Signage and lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.
b) Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Other Districts

Public and Institutional
Agricultural
Conservation

Public and Institutional (PI)
This land use designation applies to public and quasi-public properties and other facilities that provide a community service.

General Range of Uses: Uses include school, recreation, and public utility properties and other governmental facilities. Cemeteries are also included in this category.

Maximum Density: Not Applicable

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development

Regulations. Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, and xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

Agricultural (AG)
This land use designation is designed to limit the premature spread of urban growth and conversion of productive agricultural lands until such time as urban growth is contiguous and agricultural activities can no longer be economically sustained.

General Range of Uses: Single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops, and public and utility services and facilities.

Maximum Density: Residential densities in Agricultural may not exceed one dwelling unit per five net buildable acres except as provided in the Special Provisions below.

Special Provisions:

a) Mineral Resources Extraction. The extraction of mineral resources may be permitted in Agricultural (AG) land use areas, provided that:
    1. compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
    2. compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
    3. the activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and
    4. 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.~~

TRANSPORTATION ELEMENT
~~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 the Future Land Use Element
The City shall coordinate the development of new transportation regulations, policies, standards, and plans with the Future Land Use ~~e~~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~~LDR 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~~LDR. 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:

a. 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 and intensities 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~~LDR standards addressing the 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~~LDR regulations addressing the 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's continued economic development.

Policy TRA 1.2.1: Right of Way Preservation

The City shall continue to adopt, maintain, and enforce policies, standards and regulations which specify the City's right-of-way 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 the 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 to make a determination of consistency of these corridors 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 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~~LDR that promote pedestrian and bicycle mobility and access. ~~;~~These provisions shall includ~~eing~~ 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 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 Metropolitan Planning Organization (MPO) to establish a consistent functional classification of Urban Local for the Lakeshore Drive/Lake Eustis Drive corridor.

Policy TRA 1.4.9: Transportation Corridor Aesthetics

In the planning, design, and construction of new transportation improvements, the City shall consider design and operational techniques which would complement adjacent development and enhance the aesthetic quality of the transportation 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.

Policy TRA 1.5.2: 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.

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 1.5.4: Citywide Bicycle and Pedestrian Master Plan

The City shall improve mobility through infrastructure improvements included in the citywide Bicycle and Pedestrian Master Plan 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 incorporates~~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 1.5.5: Demand Response Transit

The City shall work with Lake County to continue to provide demand-response transit service to cater to the transit dependent population~~s~~ within the City.

Policy TRA 1.5.6: Evaluate Transit Service Options

The City shall work with Lake County to monitor, ~~and~~ evaluate, and~~, as deemed necessary,~~ implement additional mass transit, paratransit and transportation demand management strategies and programs. These strategies and programs shall ~~which~~ support the Future Land Use Element, address the special needs of the service population, and increase the efficiency of transit services. Such strategies and programs may include rail services, intra-city trolley, carpools/vanpools, Park-and-Ride, demand response transit service, parking management, express bus services, transfer stations and increased frequency of bus service.

~~**Policy TRA 1.5.7: Roadway Functional Classification**~~

~~The City shall adopt Transportation Map 1 – Roadway Functional Classification System that identifies the existing functional classification for collector and arterial roadways within the City.~~

Policy TRA 1.5.~~8~~7: Orange Avenue Functional Classification

To further the goals of the City of Eustis in improving multi-modal mobility, the City shall continue working with the Lake-Sumter MPO to reclassify Orange Avenue (old SR 44) from an arterial to a collector within the City limits and to add mobility features.

Policy TRA 1.5.~~9~~8: Constrained Facilities

All collector and arterial roadways within the City shall be limited to the maximum number of through lanes shown on Transportation Map 10 - Year 2035 Roadway Number of Lanes. Small-scale modifications such as turn lanes may still be provided as warranted.

Policy TRA 1.5.~~10~~9: Bicycle and Pedestrian Access to Schools

In coordination with the Lake County School Board, the City shall work to establish sidewalks, bicycle paths, and/or a network of low-speed neighborhood streets to provide safe and convenient access to all elementary, middle, and high schools.

OBJECTIVE TRA 1.6: TRANSPORTATION MOBILITY APPROACH

To support urban infill and redevelopment efforts of the City and to target economic development, job creation, housing, transportation, crime prevention, and neighborhood revitalization and

preservation within the City.~~,~~ T~~t~~he City hereby 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 ~~c~~City to outline land use, urban design, and transportation strategies that will support multi-modal mobility. This will include implementation of 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 continue to 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 ~~Land Development Regulations~~LDR.

Policy TRA 1.6.3: Development Review focused on Multi-Modal Mobility

Through the policies, standards, and regulations in the ~~Land Development Regulations~~LDR, 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~~ hereby adopts 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

By December 31, 2030 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~~ alternative 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 for these areas that address accessibility for vehicular traffic, pedestrians, cyclists, and transit modes.

OBJECTIVE TRA 1.7: TRANSPORTATION PLANNING COORDINATION

The ~~City shall~~ coordinate the City's ~~its~~ plans with all transportation planning bodies including but not limited to the Florida Department of Transportation, Lake County, the 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~~ coordinate 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 the Cities of Tavares and Mount Dora to ~~address~~ coordinate 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~~provide, to the greatest extent practical, 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 Lake-Sumpter 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~~LDR.

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~~maintain 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 enforce~~maintain 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 maintain and expand ~~implement~~ policies, including those standards already within the ~~Land Development Regulations~~LDR, 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 (such as 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~~LDR

The City shall use the Street Types outlined in the ~~Land Development Regulations~~LDR as a guid~~anc~~e 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 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 2.2.5: East CRA Mobility Needs

The City shall support the implementation of the 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 2.2.6: Lake-Sumter MPO Long Range Mobility Needs

The City shall support the implementation of the 2045 Lake-Sumter MPO Long Range Transportation Plan, ~~which identified the~~including recommendations for meeting the~~following~~ mobility needs for pedestrian, bicycle, ~~vehicular~~vehicle 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, ~~which~~ including identified transit shelter needs at the ~~following locations:~~Eustis Public Library.

- ~~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. As part of this conversion, Eustis Street shall be converted to a continuous two-way street. 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 for ~~the~~ a roadway connection for Bates Avenue between Prescott Street and Grove Street. The City's adopted Transportation Map #10, Year ~~2035~~ 2046 Roadway Number of Lanes, shall be amended to reflect the planned reconnection of Bates Street as a two-lane roadway.

Policy TRA 2.2.10: Sidewalk Connectivity

The City shall continue to 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 continue to enforce provisions in the City's ~~Land Development Regulations~~LDR that require new developments in the Urban Development

Pattern~~s~~ 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<u>s</u> 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~~ <u>use</u> 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~~<u>The</u> City shall ensure that ~~at the minimum,~~ future development within the Urban Development Pattern shall conform to the Urban Development Pattern intent and performance standards described in the City's ~~Land Development Regulations~~<u>LDR</u>. These shall include but not <u>are not</u> 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~~LDR 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~~follow 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~~LDR, 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~~LDR shall be designed to accommodate pedestrian and bicycle travel. Street section elements shall include sidewalks, on-street parking, planters, travel lanes, and bicycle lanes, as appropriate. The Street Types outlined in the ~~Land Development Regulations~~LDR ~~can~~ may serve as a guide for developing new

streets within the Urban Development Pattern.

Policy TRA 2.5.8: Trees and Street Furnishings

Based on the recommendations of the 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~~LDR 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~~LDR.

Policy TRA 2.5.9: Downtown Wayfinding

To improve circulation for all users, the City shall implement the recommendations of the 2008 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~~LDR.

Policy TRA 2.5.11: Bicycle Lanes and Multi-use Trails

As part of the implementation ~~development~~ of the 2011 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~~LDR.

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 much 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 FLU Policy 1.2.4~~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 continue to establish~~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 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 establish~~adopt~~ and enforce land use policies, standards, and regulations that provide for adequate ~~vehicular~~vehicle, 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 continue to establish~~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 within the LDR.

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 continue to establish~~adopt~~ and 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 continue to establish and 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~~LDR

The City shall use the Street Types outlined in the ~~Land Development~~

~~Regulations~~LDR 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: 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~~ use 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~~The City shall ensure that ~~at the minimum,~~ future development within the Suburban Development Pattern ~~shall~~ conforms to the intent and performance standards described in the City's ~~Land Development Regulations~~LDR. 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~~LDR 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~~LDR, 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~~LDR. 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~~LDR, 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 implementation~~development~~ of the 2011 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~~LDR.

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 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 continue to establish~~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 continue to establish~~adopt~~ and enforce land use policies, standards, and regulations that encourage new developments to occur in a pattern and intensity that respects and preserves 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~~LDR. 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 4.3: RURAL DEVELOPMENT PATTERN PERFORMANCE STANDARDS

To establish and ~~utilize~~ use 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~~The City shall ensure that future development within the Rural Development Pattern ~~shall~~ conforms to the intent and performance standards described in the City's ~~Land Development Regulations~~LDR. 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~~LDR

The City shall use the Street Types outlined in the ~~Land Development Regulations~~LDR 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 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 Ce~~e~~ity 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~~LDR 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:

a. All such housing is attached to foundations as in the case of conventional site-built construction and
a. All such housing otherwise meets lot, yard, and related requirements for the residential classification as set forth in the ~~Land Development Regulations~~LDR.

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. The City shall 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 Ce~~e~~ity 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~~ Use 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~~LDR, provide minimum standards designed to limit impacts to other residential uses, including those with respect to:

a. Spacing between similar uses as allowed by statute or common practice;
b. Signs;
c. Off-street parking; and
d. 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:

a. SAIL;
b. ~~Section 8~~Housing Choice Voucher Program;
c. Rental Rehabilitation with habitat for Humanity and the Lake County Action Agency;
d. Weatherization Assistance Program; ~~and~~
e. Section 202, Supportive Housing for the Elderly;~~.~~
f. Community Development Block Grants
~~g. 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~~ use 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 means of economic incentives or disincentives which:

a. Selectively allow non-residential use of existing residential structures, such as provided for in the RT designation in the Future Land Use Element;
b. Limit building conversions which would alter the character of the property;
c. Promote infill construction compatible with adjacent properties or the area in general;
d. 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 C~~c~~ity 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 C~~c~~ity 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:
a. The structure is ~~A~~an imminent health or safety threat to occupants;
b. The structure is ~~V~~vacant; and
c. Estimated repairs to the structure are ~~B~~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.

GOAL PWS 1: POTABLE WATER, SANITARY SEWER AND RECLAIMED WATER
Provide adequate and environmentally acceptable means for the provision of potable water, sanitary sewer, and reclaimed water.

OBJECTIVE PWS 1.1: POTABLE WATER, SEWER AND RECLAIMED WATER SYSTEMS LEVEL OF SERVICE
To improve and maintain public water, sewer, and reclaimed water systems to provide adequate levels of services to existing and future development in accordance with the Five-Year Capital Improvements Program (CIP) and consistent with the Future Land Use and Conservation Elements.

Policy PWS 1.1.1: Potable Water Level of Service

The City herein adopts minimum level of service (LOS) standards for public water supply and treatment which conform to all applicable state and county environmental health standards and regulations, including those required by Rule 62-555, FAC, and encourage conservation of water~~, and which also provide the following:~~. The adopted LOS for potable water is as follows:

~~a. Minimum average daily flow (ADF) shall include the following detailed standards:~~

Main Service Area	99 gpcd
Heathrow Service Area	150 gpcd
Eastern Service Area	151 gpcd

~~Central Service 124 gpcd 2010 through 2020~~
~~Area 112 gpcd by 2025~~
~~99 gpcd by 2029~~
~~Heathrow Service 402 gpcd 2010~~
~~Area 154 gpcd by 2015~~
~~150 gpcd by 2020 and thereafter~~
~~Eastern Service 144 gpcd 2010~~
~~Area 150 gpcd by 2015~~
~~151 cd by 2020 and thereafter~~

~~b. Maximum day instantaneous demand – 1.0 gallons per minute per single-family unit and 0.7 gallons per minute per unit for multi-family dwellings and mobile homes; and~~

~~c.~~a. ~~Fire flows – minimum of 600 gallons per minute in single family residential areas and 1,500 gallons per minute in multi-family and nonresidential areas at a residual pressure of 20 pounds per square inch.~~

Policy PWS 1.1.2: Sanitary Sewer Level of Service

The City herein adopts minimum ~~level of service (~~LOS~~)~~ standards for sewage collection and treatment which conform to all applicable state and county environmental health standards and regulations, including those required by Rules 62-600, 62-610, and 62-640, FAC and which also provide an ~~the following:~~

~~a.~~ ~~A~~average daily flow (ADF) of~~=~~ 250 gallons per household per day for residential use and 2,000 gallons per acre per day for nonresidential use.~~ and~~

~~b. Maximum and minimum total flow – a minimum of 2.0 up to a maximum of 4.0 times cumulative ADF.~~

Policy PWS 1.1.3: Reclaimed Water Level of Service

The City herein adopts minimum ~~level of service (~~LOS~~)~~ standards for reclaimed transmission systems and treatment which conform to all applicable state and county environmental health standards and regulations including those required by Rule 62-610, FAC. And in accordance with the currently approved Consumptive Use Permit (CUP) #2634~~)~~ with the Saint Johns River Water Management District (SJRWMD), the City shall maintain the ability to supply a minimum of ~~410,000~~500,000 gpd of reclaimed water for residential irrigation and other non-potable uses.

Policy PWS 1.1.4: Level of Service Requirement

All improvements for the replacement, expansion, or increase in capacity for water, sewer and reclaimed water systems shall ~~be compatible with~~maintain the adopted LOS standard for that system.

~~**Policy PWS 1.1.5: City Regulatory Authority**~~

~~The City has the authority to adopt procedures and regulations with respect to the following matters, which procedures and regulations shall become effective upon a resolution approving such procedures and regulations being adopted by the City Commission, with the acknowledgement that the St. Johns River Water Management District is the exclusive authority in regard to regulating consumptive uses of water (including reclaimed water) under Chapter 373, Florida Statutes:~~

~~a. Application procedures, forms and requirements, and allowable uses other than irrigation. All uses must be in accordance with applicable FDEP regulations;~~

~~b. Installation requirements, including specification of acceptable materials, devices and regulations to prevent backflow or cross connections with other systems;~~

~~c. Procedures for enforcement of the ordinances and regulations pertaining to public water systems, including procedures for inspection of the customer's system;~~

~~d. Procedures for the orderly expansion of the City's water systems; and~~

~~e.~~a. ~~Procedures and regulations for the efficient operation of the water systems,~~

~~with the acknowledgement that the St. Johns River Water Management District is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes.~~

Policy PWS 1.1.5: Availability of Facilities and Services

The City shall review the availability of facilities and services to serve proposed developments as part of its development review process. Availability of facilities and services shall be in conformance with the concurrency and level of service provisions found in this Plan, and shall be available no later than the date on which the local government anticipates issuing a certificate of occupancy or its functional equivalent.

Policy PWS 1.1.6: Extension of Water, Sewer and Reclaimed Water Service

The City shall base decisions regarding the extension of water, sewer and reclaimed water services into areas not having service, including those outside present corporate limits, on the following factors:

a. Whether the service constitutes a logical extension of the City's existing urban services;
b. The extent of service costs financed by developers and users;
c. Public health or environmental protection benefits;
d. Whether the City of Eustis is the reasonable source of the requested service; and
e. If the City's system can accommodate the external demand without loss of level of service to existing users.

Policy PWS 1.1.7: Direction of Future Development

The City shall direct development to areas which can be efficiently served by public water, sewer, and reclaimed systems in conformance with Policy FLU 1.2.3 and Policy FLU 5.2.1 in the Future Land Use Element and in accordance with the criteria listed in Policy PWS 1.1.6 of this element.

OBJECTIVE PWS 1.2: TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN

To improve and maintain public water systems to provide adequate services to existing and future development in accordance with the Five-Year ~~Capital Improvements Program (~~CIP~~)~~ and consistent with the ~~St. Johns River Water Management District (~~SJRWMD~~)~~ regional water supply plans, the City's Ten-Year Water Facilities Work Plan, and with the City's Future Land Use Element.

Policy PWS 1.2.1: Ten-Year Water Supply Facilities Work Plan

The City hereby adopts the ~~2010~~ April 12, 2024 Ten Year Water Supply Facilities Work Plan Update as provided in the Infrastructure Appendix and will implement the reclaimed supply, storage and distribution projects in accordance with the schedule provided in the plan.

Policy PWS 1.2.2: Water Management District Coordination

The City shall coordinate with the ~~St. Johns River Water Management~~

~~District~~SJRWMD regarding the current Regional Water Supply Plan, and provide five- year updates for the Ten-Year Water Supply Facilities Work Plan within one year of the District's regional water supply plan update.

Policy PWS 1.2.3: Water Supply Project Selection

Based on an evaluation of the following criteria~~: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities/governments~~, the City will expand its reclaimed water system as its preferred alternative water supply source: imparting a minimal impact to spring and wetland flows/levels; feasibility of cost and operability; and the availability of the water supply resource considering allocations provided to other neighboring utilities/governments. ~~The City will also continue to explore the feasibility of obtaining water supply through the St. John's River near Yankee Lake Project and the Coquina Coast desalination project.~~In addition, the City shall implement feasible Central Springs East Coast Regional Water Supply Plan and Consumptive Use Permit projects as needed to meet current and future water demands.

Policy PWS 1.2.4: Capital Improvements Plan

The City shall ensure that all facilities identified as being needed in the first five years of Ten-Year Water Supply Facilities Work Plan planning period be adopted as a revision to the City's Five-Year ~~Capital Improvements Plan (~~CIP~~)~~.

Policy PWS 1.2.5: Master Water Plan

The City shall update the master water plan~~s~~ every five years to identify problems, define needs, establish priorities for systems improvement and expansion, and coordinate city water supply plans with SJRWMD and regional water supply planning efforts.

Policy PWS 1.2.6 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.

OBJECTIVE PWS 1.3: MANAGE POTABLE WATER SYSTEM CAPACITY

To take ~~actions that~~ maximize current and future potable water system capacities through effective growth management and capacity conservation regulations and practices, and to alleviate existing deficiencies in the provision of potable water services.

Policy PWS 1.3.1: Annual Renewal and Replacement Program

The City shall continue implementation of the annual renewal and replacement program for system improvements to address water pressure

problems and other deficiencies identified in the Ten-Year Water Facilities Work Plan.

Policy PWS 1.3.2: Recommitting of Funding

The City shall, each year, recommit the existing funding source for the renewal and replacement program.

Policy PWS 1.3.3: Water Conservation Programs Coordination

The City shall cooperate with the SJRWMD in implementing educational and regulatory programs related to water conservation, including enforcement of periodic water consumption restrictions.

Policy PWS 1.3.4: Water Consumption Review

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 fund water and reclaimed water projects in accordance with the Cc~~c~~ity's Five-Year CIP, the City's Ten-Year Water Supply Facilities Work Plan and as necessary to maintain per capita consumption at acceptable levels that support water conservation objectives, established levels of water conservation and to maintain CUP compliance.

Policy PWS 1.3.5: Low Flow Fixtures

The City's building code shall continue to require the installation of low volume plumbing fixtures in new and renovated buildings~~, consistent with requirements of the State Water Conservation Act (Chapter 553.14, FS)~~.

Policy PWS 1.3.6: Leak Detection and Correction Program

The City shall continue to perform/implement the leak detection and correction program for the Cc~~c~~ity's water system and schedule needed improvements through the annually updated Five-Year CIP.

Policy PWS 1.3.7: Un-Metered Water Use

The City shall continue to document all un-metered water use such as fire fighting, sewer cleaning, main flushing, street cleaning, and construction use. Additionally, the City will continue to require water meters for all schools, municipal buildings, and municipal irrigation systems.

OBJECTIVE PWS 1.4: SANITARY SEWER SYSTEM PLANNING

To ~~take actions that~~ maximize current and future sanitary sewer system capacities through effective growth management and capacity conservation regulations and practices, and to alleviate existing deficiencies in the provision of services.

Policy PWS 1.4.1: Review of Existing Systems

The City shall review ~~pre-existing~~ plans and performance data for the existing sewer systems and identify deficiencies, priorities, and improvement costs.

Policy PWS 1.4.2: Annual Renewal and Replacement Program

The City shall continue implementation of the annual renewal and replacement program for system improvements to address identified deficiencies.

Policy PWS 1.4.3: Infiltration and Inflow Maintenance

The City shall correct any remaining infiltration and inflow problems or other conditions which may compromise the capacity of the existing sewer system through the renewal and replacement program referenced in Policy 1.4.2 of this element.

Policy PWS 1.4.4: Recommitting of Funding

The City shall, each year, recommit the existing funding source for this renewal and replacement program.

Policy PWS 1.4.5: Capacity Reservation Program

The City shall maintain the sewer capacity reservation program as part of the development approval process to discourage long-term holding of and speculation in land.

Policy PWS 1.4.6: Master Sewer System Plan Updates

The City shall update the ~~e~~City's master sewer system plans at least every five years to identify problems, define needs, and establish priorities for system improvement and expansion.

Policy PWS 1.4.7: Septic Systems

The City shall regulate the use of septic systems for on-site waste disposal as follows:

a. On-site subsurface waste disposal methods may be used only where permittable by state and local agencies having jurisdiction under Florida Statute, including the authority provided by Rule 64E- 6, FAC or where public sewer service is unavailable and is not included in the five-year Capital Improvements Program at the time of application;
b. Where public sewer service is planned in the five-year program, stub-outs will be required for all developments having gross residential densities of 1.5 dwelling units per acre or higher and individual lots of 25,000 square feet or smaller;
c. No on-site subsurface waste disposal is permitted in areas having the soil types listed below, except for existing lots-of-record of not less than 25,000 square feet and provided that the on-site disposal method is permittable by state and local agencies sharing jurisdiction under Florida Statute.

(1) Anclote
(2) Manatee

(3) Iberia
(4) Felda
(5) Oklawaha
(6) Placid
(7) Pelham
(8) Ocoee
(9) Pompano
(10) Iberia and Manatee
(11) Anclote and Myakka
(12) Swamp
(13) Placid and Myakka
(14) Emeralda
(15) Myakka and Placid
(16) Fellowship
(17) Brighton
(18) Montverde

Policy PWS 1.4.8: Septic Tank Use Study

As part of the City's efforts to protect the Wekiva Study Aarea, the City shall continue to coordinate with the Florida Department of ~~Community Affairs~~Commerce, the SJRWMD, FDEP, the Department of Health, and Lake County regarding the results of the Septic Tank Study adopted by the City in December 2009.

Policy PWS 1.4.9: Wastewater Effluent

At all times, the spreading of sludge, reuse thereof, and spraying of effluent from wastewater treatment systems operated by or in the City of Eustis or its planning area shall comply fully with all applicable state and county standards and procedures.

OBJECTIVE PWS 1.5: RECLAIMED WATER SYSTEMS

To minimize the use of potable water from groundwater resources by taking actions to maximize reclaimed water resources through the continued application of existing conservation regulations and practices as provided for in the policies listed below, with the acknowledgement that the ~~St. Johns River Water Management District~~SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes.

Policy PWS 1.5.1: Reclaimed Water System Efficiency

The City shall continue to enforce regulations related to the efficient operation of the reclaimed water system ~~or~~ and for the health or safety of the general public or the customer, regarding the following matters, with the acknowledgement that the ~~St. Johns River Water Management District~~SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes:

a. The right to establish schedules to control the use of reclaimed water in order to reduce maximum pressure demands on the system and to

regulate the usage of reclaimed water to balance with supply and storage availability, with the acknowledgement that the ~~St. Johns River Water Management District~~SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes;

b. The maximum rate of use of the reclaimed water, pursuant to city water conservation code (Section 94) and ~~St. Johns River Water Management District~~SJRWMD requirements;
c. The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure;
d. The required use of cross connection control devices and submittal of device compliance test results: prior to connecting a user to the reclaimed water system, the public water supply shall be protected by the installation, at the users expense, of an approved cross connection control assembly;
e. The right to impose the requirement that upon being connected to the reclaimed water system, the potable water system shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the C~~c~~ity);
f. The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the C~~c~~ity commission; and
g. The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the City's reclaimed water system.

Policy PWS 1.5.2: Residential Use of Reclaimed Water

Reclaimed water shall not be directed or piped into any residence or building used as a dwelling unit, except for use in flushing toilets.

Policy PWS 1.5.3 Reclaimed Water Use

Where reclaimed water systems exist and capacity is available, the City shall require new development and redevelopment to use non-potable water for irrigation, and other purposes except for human consumption.

Policy PWS 1.5.4 Expansion Feasibility Study

The City shall~~, by 2012, conduct an assessment~~ continue to monitor the City's water reuse system to determine the feasibility and need for ~~the~~ expansion ~~of the City's reuse system~~ in addition to those improvements included in the Ten Year Water Supply Facilities Work Plan.

Policy PWS 1.5.5: Irrigation Meters

The City shall continue to apply adopted regulations that require the installation of separate irrigation meters for all new development irrigation

systems constructed and require that the irrigation system be connect to city reclaimed water system upon reclaimed water availability.

Policy PWS 1.5.6: Reclaimed Water Usage Rates

The City shall continue to apply and evaluate the effectiveness of the newly adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives.

Policy PWS 1.5.7: Reclaimed Water Consumption Review

The City shall review local reclaimed water consumption trends no less frequently than ~~yearly~~ annually to ensure that customers are compliant with stated City CUP reclaimed water consumption requirements and take appropriate measures as necessary to maintain compliance.

Policy PWS 1.5.8: Reclaimed Water Need Review

The City shall, on ~~a yearly~~an annual basis, evaluate the need to expand the reclaimed water program using recycled non-potable water sources for irrigation of public and private properties, including grey water, collected runoff, and treated effluent in support of meeting water demand needs defined in the city's Ten-Year Water Supply Facilities Work Plan projects and recommendations and those programs/projects that support the Objectives of this element.

Policy PWS 1.5.9: Florida Friendly Landscaping

The City shall continue to ensure that new developments apply City Florida Friendly Landscape Standards for all development common areas (at a minimum). The City will require that all development, including development located in the City's Eastern Water Service Area, apply the provisions of the Xeriscape Landscape Ordinance (Section 115-24) requirements for all development common areas, pursuant to City CUP requirements.

OBJECTIVE PWS 1.6: WATER CONSERVATION AND SHORTAGE PLANNING

To establish standards and procedures regarding the conservation of water in the event of a water shortage declaration by the City and/or ~~St. Johns River Water Management District (~~SJRWMD~~)~~.

Policy PWS 1.6.1: Water Shortage

The City shall continue to apply and enforce Cc~~c~~ity Water Conservation Standards pursuant to City ~~land development regulation~~LDRs (Section 94) to all users of Cc~~c~~ity potable water, Cc~~c~~ity reclaimed water, private wells, lake pumps, as well as other suppliers of water within the ~~c~~City's planning area and its Eastern Water Service Area to encourage and enforce the following provisions, with the acknowledgement that the SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes:

a. Provide a mechanism by which the Cc~~c~~ity may declare a water shortage

or water shortage emergency that is more restrictive than SJRWMD's, or at levels more restrictive than that designated by the SJRWMD when it deems it in the best interest of the City, and established water conservation goals, to preserve water and to ensure compliance with its consumptive use permits;

b. Provide a declaration that if the SJRWMD declares a Water Shortage and implements its water shortage plan, the Water Shortage Plan and all elements of the plan become effective and take precedence over the Cc~~e~~ity's water conservation code, provided that the SJRWMD implemented water shortage plan provides for a more restrictive level of water conservation than the Section 94-197 level in effect;
c. Establish levels of water conservation and use;
d. Establish the terms by which the City may accept a cash bond equal to 150 percent of the estimated cost of required landscaping shown on approved development Site Plans, if the required landscaping is not installed during established water conservation level (Level III or Level IV) conditions;
e. Establish the terms by which City of Eustis water system users may apply for a permit for excess water usage when the City has Base Water Conservation Conditions or Level I or Level II Conservation Conditions under the following circumstances:
    (1) New landscaping consisting of shrubbery, trees, lawns, grass, groundcovers, plants, vines, gardens and other such flora which have been planted less than 30 days ;
    (2) Water-to-air heating and air conditioning systems and reuse or reclaimed water reuse irrigation systems conforming to this article;
    (3) Bona fide agricultural uses;
    (4) Watering of clay or clay-type recreational courts;

    Such permits may authorize a specified amount of water which may be used for designated purposes which amount of water shall be excluded from usage calculations in determining rate enhancements;
f. Establish a variance process by which City of Eustis water system users may apply for if compliance with a stated water conservation regulation causes undue hardship; and
g. Establish the terms by which the Cc~~e~~ity may terminate metered (City) water service where conditions are found to be in violation of the Water Conservation codes to an extent that the City believes that continual visitations by one or more users, shall cause City to be in violation of a Consumptive Use Permit, or constitute a gross waste of water.

Policy PWS 1.6.2: Water Management District Water Shortage Plan

The City shall continue to apply and enforce Cc~~e~~ity Water Conservation Standards pursuant to City ~~Land Development Regulation~~LDRs (Section 94) to all users of City potable water, City reclaimed water, private wells, lake pumps, as well as other suppliers of water within the City's planning area and its Eastern Water Service Area to encourage and enforce the following

established levels of water conservation, with the acknowledgement that the SJRWMD is the exclusive authority in regard to regulating consumptive uses of water under Chapter 373, Florida Statutes

Policy PWS 1.6.3: Water Shortage Rate Multipliers

The City shall apply newly adopted water conservation rate multipliers to increase residential commercial and industrial water customer rates reflective of either an "Extreme" or "Critical" (emergent) water shortage status, per SJRWMD water shortage phase guidelines and recommendations. During water shortages, the City will add rate multipliers to adjust (increase) standard water rates for residential and commercial water uses in excess of 8,000 gallons per month by 50% corresponding to "Extreme" water shortage status, and by 75% for "Critical" water shortage status, as declared by the ~~St. Johns River Water Management District~~SJRWMD.

Policy PWS 1.6.4: Water Utility Rate Structure

The City shall continue to apply its newly-adopted water and reclaimed water utility rate structure for residential and development irrigation, and commercial water uses, in support of water conservation objectives.

Policy PWS 1.6.5: Rate Structure Evaluation

The City shall continue to apply and evaluate the effectiveness of its newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for residential potable water use, residential irrigation water use, and commercial and industrial water uses, in support of water conservation objectives.

GOAL DRG 2: STORMWATER MANAGEMENT

Take ~~actions to~~ improve stormwater runoff management through natural, manmade, and regulatory means, consistent with the Conservation Element for the purpose of: improving water quality of discharges and enclosed basins; improving the recharge of stormwater into the aquifer; and encouraging stormwater reuse.

OBJECTIVE DRG 2.1: STORMWATER MANAGEMENT

To ~~take actions~~ to improve stormwater runoff management to meet local ordinances, state (FDEP/SJRWMD) regulatory requirements and federal (EPA/FDEP) National Pollutant Discharge Elimination System (NPDES) and TMDL program criteria through natural, manmade, regulatory means and best management practices (BMP~~'~~s)), consistent with the Conservation Element, the Future Land Use Element, the C~~c~~ity's EPA/FDEP NPDES Generic Permit for discharge of stormwater from P~~p~~hase II Municipal Storm Sewer Systems and the C~~c~~ity's participation/implementation of TMDL program requirements and as necessary to protect significant and severe sloped areas.

Policy DRG 2.1.1: Master Stormwater Plan

The City shall implement the recommendations of the ~~2002~~ 2014 Master

Stormwater Plan ~~and the 2005 Update~~ which identifiesy stormwater runoff problems, structural and non-structural improvements needed, their priorities, and preliminary costs. The City will prioritize projects with respect to flooding relief and EPA/FDEP TMDL program compliance.

Policy DRG 2.1.2: Stormwater Level of Service

The City herein adopts ~~level of service (~~LOS~~)~~ standards principally applicable to new development, based on results and recommendations of the ~~2002~~ 2014 Master Stormwater Plan ~~and the 2005 Update~~ 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 pursuant to City ~~Land Development Regulation~~LDRs found in Section 106-2 (Applicability and Exemptions), Section 115-5 (Stormwater Management) and Section 121-25 (Flood Plains) of the City Code of Ordinances.
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 ~~2002~~ 2014 Master Stormwater Plan ~~and the 2005 Update~~. Volumes of discharge for other basins may meet lesser requirements to be determined pursuant to City ~~Land Development Regulation~~LDRs.
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 (for ~~in city~~ sections of the planning area within the City) and by the Lake County Subdivision Regulations and ~~St. Johns River Water Management District (~~SJRWMD~~)~~ per Rule 40C-42, FAC in unincorporated sections of the planning area. These regulations must be followed pursuant to the City ~~Land Development Regulation~~LDR~~s~~.

Policy DRG 2.1.3: Quality Standards for Stormwater Discharge

The City ~~shall~~ hereby adopts the requirements of Rule 62-25, FAC for water quality standards for stormwater discharge for all new and existing stormwater management systems. As part of this adoption by reference, the City includes the following clarifications and exceptions:

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~~LOS 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; and
e. This policy does require the city to conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy to meet the requirements of the NPDES and TMDL.

Policy DRG 2.1.4: ~~Land Development Regulation~~LDRs

The City shall continue to implement the ~~Land Development Regulation~~LDRs regarding the protection of areas near lake shorelines from construction and post-construction development activities, as follows:

a. Require that all development applications indicate areas with significant (slopes10-20%) and severe (slopes greater than 20%) grades;
b. Refer to the City soil map (FLUE Map #3) in reviewing development applications;
c. Identify the specific strategies and standards needed to protect significant gradient areas and preserve severe gradient areas:
d. Protect surface water, manage stormwater, and minimize soil erosion associated with construction and post-construction activities for undeveloped areas with significant grades;
e. Require ~~E~~erosion control plans for all subdivisions and building sites within 400 feet from lake shorelines (~~St. Johns River Water Management District~~SJRWMD jurisdictional line), including provisions for retaining trees and other natural vegetative cover. Ground disturbing activities will be minimized in all cases; and
f. Require development on properties containing severe grade areas to install a "heavy duty silt barrier" for sediment and erosion control.

Policy DRG 2.1.5: Deviation from Development Standards

The City shall develop a procedure as part of the ~~land development regulation~~LDRs that will allow minor deviation, not to exceed 5%, from development standards associated with conservation and preservation overlay districts where the applicant can demonstrate to the satisfaction of the Commission that the functions of the preservation or conservation area are not substantially impacted and all reasonable efforts have been made to incorporate or design around the protected resource. This procedure will include provisions for professionally based environmental analysis of development proposals and shall provide for review of permitting and land development decisions by the local government, other appointed boards or committees or professionals designated by the local government.

The ~~land development regulation~~LDRs may provide additional flexibility from

the minor deviation limits established in this policy for existing or new public sector infrastructure projects that will become a component of linear public sector infrastructure systems The LDRs shall establish, December 31, 2030 criteria specifically for this additional flexibility, including evaluation of alternatives, minimizing and mitigating impacts to the environmental features. Examples of linear infrastructure systems include transportation systems such as roads, bikeways and sidewalks; water and sewer distribution and collection systems; stormwater conveyance and impoundment systems; and gas and electric distribution and transmission systems. The added regulatory flexibility will also apply to ancillary components or subsystems of linear infrastructure systems, which functionally must be located adjacent to or near the linear systems.

Policy DRG 2.1.6: Stormwater Utilities

The City shall maintain the stormwater utility to provide a dedicated local revenue source for financing drainage improvements recommended in the ~~2002~~ 2014 Master Stormwater Plan ~~and the 2005 Update~~, pursuant to City ~~Land Development Regulation~~LDRs.

Policy DRG 2.1.7: Intergovernmental Coordination

The City shall participate in discussions with Lake County, the Lake County Water Authority, the ~~St. Johns River Water Management District~~SJRWMD, 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, sub-basins, and water bodies in the Eustis Planning ~~a~~Area to be included;
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;
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 DRG 2.1.8: Drainage Deficiencies and Pollution Remediation

The City shall participate, on an ongoing basis, in the correction of existing drainage deficiencies, including remediation of surface water pollution from urban runoff, based on facts and needs determined using the process

outlined in Policy DRG 2.1.4, and consistent with the requirements of Rule 62-40.0420, FAC and Section 402 of the Federal Clean Water Act Reauthorization through the following actions:

a. Continued implementation of established Best Management Practices (BMPs) applicable to existing areas of development;
b. Continued implementation of projects associated with the improvement of facilities as recommended in the 2002 2014 Master Stormwater Plan and 2005 Update; and
c. Continued implementation of EPA/FDEP TMDL Program stormwater projects and supporting stormwater programs identified by the city, relating to the improvement of Lake Eustis and Trout Lake.

Policy DRG 2.1.9: Best Management Practices

The City shall implement Best Management Practices (BMPs), including the incorporation of Low Impact Development (LID) controls, to improve surface water quality through existing Land Development RegulationLDRs 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.

Policy DRG 2.1.10: Mitigating Existing Impacts

The City shall implement a phased multi-year program of 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 Environmental ProtectionFDEP, the St. Johns River Water Management DistrictSJRWMD, and the Lake County Water Authority for the implementation of this program.

Policy DRG 2.1.11: Federal Clean Water Act

The City herein adopts the requirements of Rule 62-25, FAC and Section 402 of the Federal Clean Water Act Reauthorization for water quality standards for stormwater discharge for all new and existing stormwater management systems. As part of this adoption by reference, the Cc~~c~~ity 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. The City will retrofit those existing facilities that are determined (by the City) to be required to meet EPA/FDEP TMDL program point source discharge criteria;
c. 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;

d. 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;
e. The City of Eustis may, at its discretion, allow exemptions to the stormwater management water quality standards to the extent permissible under federal, state or regional stormwater management water quality laws or regulations; and
f. This policy does not mandate that the Ce~~i~~ity conduct water quality sampling or testing of stormwater discharge receiving waters to implement the standards of the policy.

Policy DRG 2.1.12: Implementation of Best Management Practices

The City herein adopts the requirements pursuant to the issued EPA/FDEP NPDES Generic Permit for the Discharge of Stormwater from Phase II Municipal Separate Storm Sewer Systems (MS4) and implements recommendations from the *City's 20142005 Stormwater Master Plan*. As part of this adoption by reference, the City will implement and/or continue stated BMP's which support:

a. Implementing public education and outreach programs that teach the importance of stormwater management and pollution reduction and/or prevention;
b. Continuing to receive public involvement/participation in established recycling and cleanup programs;
c. Continuing stormwater drainage system mapping and quarterly inspection activities to detect/eliminate illicit discharges;
d. Distributing public education information to teach the hazards associated with illegal discharges and improper disposal of waste;
e. Continuing to implement and update (as needed) construction site stormwater runoff controls pursuant to city ordinance requirements;
f. Continuing to implement and update (as needed) post-construction stormwater management requirements pursuant to city ordinance and specification requirements;
g. Continuing to implement pollution prevention/good housekeeping training to staff, to ensure for the safe handling and storage of chemicals, herbicides, and fertilizers associated with city maintenance activities which include park/open space maintenance, new construction and land disturbances, and stormwater system maintenance; and
h. Continuing to implement stormwater maintenance and inspection activities as defined in the City's approved NPDES MS4 permit. This program includes pro-active routine inspection.

Policy DRG 2.1.13: Federal and State Annual Reporting

The City shall report to EPA/FDEP on a yearly basis the status of permitted Phase II Stormwater Management Program BMP goals, listing those goals that were completed as scheduled, and those goals still in progress. The City shall ensure that the yearly report identifies documented and observed

accomplishments and achievements gained due to implementing permitted BMP goals.

Policy DRG 2.1.14: ~~Land Development Regulation~~LDR~~s~~ Review

The City shall ~~review and update~~maintain provisions within the ~~Land Development Regulation~~LDR~~s~~ to address the issues of redevelopment as related to stormwater runoff.

Policy DRG 2.1.15: Wekiva Study Area Strategies (Water Conservation, Groundwater and Reuse)

As recommended in the ~~2005~~ 2014 Stormwater Master Plan update, the City shall apply Surface Water Conservation, Groundwater Protection and Reuse Management Strategies to at least the portion of the City within the Wekiva Study Area sub-basin. As established in Infrastructure Element Policy RCH 5.2.2 and RCH 5.2.3, the City commits to implement Best Management Practices as part of its development review process which shall include, as appropriate:

a. Stormwater Reuse facilities for irrigation;
b. Reservoirs/Ponds where water is collected and stored for stormwater reuse and volume control;
c. Stormwater Infiltration Basins (SIBs) to temporarily store runoff and allow for infiltration;
d. Green Development to encourage alternatives to traditional construction that consider resource conservation, hydrological site layout, energy efficient building design, natural watershed hydrology, Florida Friendly landscaping and water quality; and
e. Continuation of the SJRWMD recharge requirements for development.

In addition, the City shall continue to implement policies that protect surface water including:

a. No net loss of Floodplain storage capacity as required by Conservation Element Policies CON 1.1.5 and CON 1.1.6 and
b. Minimum vegetative buffer from wetlands and water bodies pursuant to Conservation Element Policy CON 2.3.3.

Policy DRG 2.1.16: Wekiva Study Area Strategies (Surface Water Treatment and Flood Control)

As recommended in the ~~2005~~ 2014 Stormwater Master Plan update, the City shall apply Surface Water Treatment and Flood Control Management Strategies to at least the portion of the City within the Wekiva Study Area. As established in Infrastructure Element Policy RCH 5.2.2. the City commits to implement Best Management Practices as part of its development review process which shall include, as appropriate.

a. Source controls;
b. Swales;
c. Treatment of stormwater through techniques such as end of pipe

treatments (e.g., baffle boxes) or Alum/chemical treatment;
d. Drainage well/recharge well & treatment system;
e. Agricultural Nonpoint Source Pollution Management;
f. Green Development and Green Roofs to encourage alternatives to traditional construction that considers resource conservation, hydrological site layout, energy efficient building design, natural watershed hydrology, Florida Friendly landscaping and water quality;
g. Water wise landscaping and reduced turf area;
h. Pervious pavement; and
i. Public Outreach for proper use and management of fertilizers.

In addition, the City shall continue to implement policies that protect surface water including:

a. No net loss of Floodplain storage capacity as required by Conservation Element Policies CON 1.1.5 and CON 1.1.6;
b. Minimum vegetative buffer from wetlands and water bodies pursuant to Conservation Element Policy CON 2.3.3; and
c. Retention and/or detention of stormwater pursuant to Conservation Element Policy CON 1.2.5.

Policy DRG 2.1.17: Stormwater Irrigation Feasibility Study

As recommended in the ~~2005~~ 2014 Master Stormwater Plan update, for those areas not already served by reclaimed water, the City shall identify large potential users (i.e. golf courses, parks, recreational areas) and implement stormwater irrigation practices where practicable and financially feasible. Determining the feasibility of stormwater irrigation practices must be based upon 1) the cost of the improvement, 2) the ability to build the connection including environmental features, site constraints and compatibility and 3) community concerns. Potential sites will have to be evaluated on a case by case basis based on actual conditions.

Policy DRG 2.1.18: Maintenance and Inspection Program Evaluation

As recommended in the 2005 Master Stormwater Plan update, the City shall evaluate its maintenance and inspection programs to improve the function of treatment systems. As part of this evaluation the City will develop strategies for routine maintenance of stormwater facilities and not simply rely upon inspections to require maintenance of facilities.

OBJECTIVE DRG 2.2: NATURAL DRAINAGE AREAS

To protect natural drainage systems from encroachment or disturbance, consistent with city ordinances pertaining to the retention of natural features and open space as outlined in the Conservation Element and the Future Land Use Element.

Policy DRG 2.2.1: Protection of natural drainage areas

The City shall protect natural drainage areas and channels with the following standards and requirements:

a. Require dedication of drainage corridors as easements or public open space measuring not less than 25 feet from top of bank;
b. Minimum setback for on-site waste disposal systems – 50 feet;
c. Minimum setback for impervious surface areas greater than 1,000 square feet – 25 feet;
d. Minimum upland buffer for retention of native vegetation – ten (10) feet;
e. Minimum setback for underground storage tanks and unprotected above-ground outdoor storage of hazardous materials – 100 feet;
f. A Ceity approved erosion control and runoff management plan shall be required for all adjacent major subdivisions and development requiring site plan approval; and
g. No filling or reconfiguration of these natural drainage areas will be permitted, except as may be recommended to achieve a specific beneficial purpose listed in the ~~2002~~ 2014 Master Stormwater Plan ~~and 2005 Update~~, an updated stormwater facilities study, or an FDEP approved TMDL watershed improvement project.

Policy DRG 2.2.2: Maintenance Improvements to Drainage Features

The City shall carry out maintenance improvements to identified natural drainage features in accordance with the adopted recommendations of the ~~2002~~ 2014 Master Stormwater Plan ~~and 2005 Update~~, an updated stormwater facilities study and/or an FDEP listed TMDL Impaired Watershed improvement project.

Policy DRG 2.2.3: Identification of Environmental Resources

The City shall classify, inventory, and map environmentally sensitive resources in the City of Eustis Planning Area for the following resource types:

a. Hydric soils;
b. Soil classification types; and
c. Areas of significant grades (slopes between 10 to 20 percent) or severe grades (slopes greater than 20 percent).

Policy DRG 2.2.4: Clustering Development

The City shall require that new development be clustered away from preservation areas onto non-environmentally sensitive portions of the site. Clustering development outside conservation features shall be the preferred option except where the conservation features consist solely of significant grades, an off-site mitigation plan has been approved and no other conservation or preservation features will be affected, and shall be implemented through the use of density incentives to be applied on-site.

Policy DRG 2.2.5: Site Plan Review

The City shall require a site plan review for all projects which have 40% or more of their acreage located in the preservation or conservation overlay districts. The ~~Land Development Regulation~~LDRs shall include procedures for public notification and comment on such development plans.

GOAL SWT 3: SOLID AND HAZARDOUS WASTE
Provide for adequate collection and disposal of solid and hazardous wastes and inform the public of hazards associated with the improper disposal of hazardous waste.

OBJECTIVE SWT 3.1: ADEQUATE FACILITIES
To ensure that adequate resources are available for the collection and disposal of solid waste.

Policy SWT 3.1.1: Solid Waste Level of Service

The City herein adopts ~~level of service (~~LOS~~)~~ standards for solid waste collection and disposal services and facilities which are in conformance with all applicable state and county environmental health standards and regulations. Until a locally applicable generation rate is determined by the County from reliable data, averages estimated by the former Florida Department of Environmental Regulation will be utilized as an LOS standard. This standard is 7.0 pounds per capita per day.

Policy SWT 3.1.2: Waste Collection

The City shall require mandatory collection for residential units and provide for at least one weekly pick-up of normal solid waste as provided for in the City's ~~Land Development Regulation~~LDRs~~.~~

Policy SWT 3.1.3: Interlocal Agreements

The City shall meet the requirements of interlocal agreements with Lake County, including City Resolution 88-40, which provide for disposal of solid waste at the resource recovery facility in Okahumpka, without reference to minimum or maximum generation rates (i.e., LOS). The City shall participate in multi-jurisdictional planning efforts to ensure the provision of adequate waste disposal capacity to meet this LOS or adjust the LOS accordingly to reflect available capacity. The City shall continue to implement a source separation and recycling program to maintain waste quantities within capacities of disposal facilities.

OBJECTIVE SWT 3.2: RECYCLING
To carry out the local waste reduction and recycling program to reduce the amount of landfilled solid waste by 30 percent according to the time frame established by the 1988 Solid Waste Management Act.

Policy SWT 3.2.1: Source Separation

The ~~Land Development Regulation~~LDRs~~ shall~~ continue to require local source separation for waste recycling to correspond to the specifics of the Lake County recycling program.

Policy SWT 3.2.2: Recycling Education

The City shall support Lake County in educating the public to avoid products which are not recyclable, cannot be converted, or cannot be used as a resource or derived fuel. The City shall continue to solicit guidance from Lake County on actions which the City and its citizens can undertake.

Policy SWT 3.2.3: Littering and Dumping Programs

The City shall support Lake County in educating the public regarding the problems, health hazards, and additional costs that result from littering and illegal dumping. Citizens will be encouraged to report violations to the county. The City shall continue to solicit guidance from Lake County on actions which the City and its citizens can undertake.

OBJECTIVE SWT 3.3: HAZARDOUS WASTE DISPOSAL COORDINATION

To coordinate with Lake County to implement a program to regulate sources and disposal of hazardous waste~~s~~, consistent with federal and state guidelines and requirements, through the ~~Land Development Regulation~~LDR~~s~~ and collection and disposal activities.

Policy SWT 3.3.1: Compliance with Federal, State, and Local Regulations

~~By year-end 2012, t~~The City shall ~~adopt~~ maintain local regulations relating to the storage and disposal of hazardous materials consistent with applicable federal, state, and county regulations and procedures. These regulations will apply, at a minimum, to the following:

a. Locations and frequencies of land uses which require underground or above ground storage of hazardous materials, in relation to surface waters, designated wellhead protection areas, and aquifer recharge areas and
b. Leak containment, contingency plans, and inspection and disposal procedures not otherwise required by higher regulatory authorities.

Policy SWT 3.3.2: Inspection Coordination

The City shall use its fire inspection requirements to provide a means for inspecting and ensuring the safety of above-ground hazardous materials storage, including petroleum products, paints, batteries, and other chemical products. The City shall also continue to coordinate with Lake County and the ~~Florida Department of Environmental Protection~~FDEP regarding underground storage of hazardous materials. This policy is intended to supplement and complement applicable state and county regulations governing on-site storage of hazardous materials.

Policy SWT 3.3.3: 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.

GOAL RCH 4: AQUIFER RECHARGE
Preserve the quality and quantity of significant groundwater resources.

OBJECTIVE RCH 4.1: PROTECTING GROUNDWATER RESOURCES
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 (~~BMP~~s)~~ regarding water consumption and location of development in relation to high recharge areas and designated wellhead protection areas.

Policy RCH 4.1.1: High Recharge Areas

The City shall 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~~FDEP and City ~~Land Development Regulation~~LDR~~s~~ 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;
c. On-site waste disposal methods may be used only where permittable by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~CIP; and
d. High recharge areas are identified in Map #12 and Designated Wellhead Protection Areas are those set forth in Map #5.

Policy RCH 4.1.2: Wekiva Parkway and Preservation Act Sewer Mandate

In accordance with the final rules resulting from the implementation of the Wekiva Parkway and ~~Preservation~~ Protection Act, the City shall initiate a 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 RCH 4.1.3: Buffer and Setback Enforcement

The City shall continue to establish and ~~implement/~~enforce ~~established land development regulation~~LDR~~s~~ requirements pertaining to buffer size requirements, development setback requirements, setback requirements, native vegetation setback requirements, and stormwater swale

requirements, pursuant to the City's ~~Land Development Regulation~~LDR~~s~~ for construction site operators/owners of development to maintain. Elements of buffer zone requirements include the establishment of upland buffer zones on the landward extent of the wetland jurisdictional line as defined by ~~St. Johns River Water Management District (~~SJRWMD~~)~~ criteria. The City will continue to enforce these requirements as part of the pre-construction review of buffer zone designs and as part of the construction inspection process already in place.

Policy RCH 4.1.4: Construction Site Waste

The City shall continue to regulate (by ordinance) and control construction site waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste that may cause adverse impacts to water quality.

Policy RCH 4.1.5: Stormwater Discharge Regulations

The City shall continue to regulate stormwater discharges from pre and post-development construction pursuant to City ~~Land Development Regulation~~LDR~~s~~ to maintain, confine, and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhance landscape value, increase groundwater recharge, enhance water quality, and decrease groundwater consumption.

Policy RCH 4.1.6: Development Plan Review

The City shall implement Standard Operating Procedures in place for the review of all site development plans for potential impacts ~~to~~on groundwater.

Policy RCH 4.1.7: Xeriscape Standards

The City shall apply Xeriscape Landscape Standards pursuant to City ~~land development regulation~~LDR~~s~~ for all development within the City's planning area and its Eastern Water Service Area to encourage water conservation, the re-establishment of native plant communities, the use of site-specific plant materials, and the use of native vegetation.

Policy RCH 4.1.8: Water Conservation Standards

The City shall apply and enforce Water Conservation Standards and established levels of water conservation pursuant to C~~c~~ity ~~land development regulation~~LDRs to all users of City potable water, City reclaimed water, private wells, lake pumps, as well as other suppliers of water within the city's planning area and its Eastern Water Service Area.

Policy RCH 4.1.9: Building Code

The City shall apply the Florida Building Code for City development construction pertaining to plumbing fixture(s), back-flow prevention device inspection and testing requirements, and low volume fixture installation, to maintain compliance with the Florida Building Code and stated City CUP

permit requirements and preserve groundwater supply resource.

Policy RCH 4.1.10: Leak Detection and Maintenance

The City shall perform annual leak detection of the City's water distribution system mains and make necessary repairs in support of the City's active Leak Detection Program and maintain compliance with stated City CUP permit requirements. Additionally, the City will update the Five-Year CIP annually to reflect system needs pursuant to leak detection activities.

Policy RCH 4.1.11: Inspection and Enforcement Training

The City shall continue to provide training for staff to become proficient in the inspection and enforcement of erosion and sediment control regulations, requirements and BMP~~'s~~. The training shall include the importance of erosion and sediment control in conjunction will all other inspections (building, driveway, electrical, plumbing, etc.) and include the procedures that should be followed by staff to implement a "Stop-Work" if temporary and/or permanent erosion control is not property maintained at all times.

OBJECTIVE RCH 5.2: WEKIVA SPRINGS OVERLAY PROTECTION DISTRICT

To revise the City's ~~land development regulation~~LDR~~s~~ to incorporate regulations protecting the quantity and quality of surface waters, groundwater recharge areas, springs, and springsheds within the Wekiva Springs Overlay Protection District.

Policy RCH 5.2.1: Maintain Recharge Volume

The City shall require new development to, at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained, or improved.

Policy RCH 5.2.2: Redevelopment

The City shall require Substantial Redevelopment projects, as that term is defined in the City's ~~Land Development Regulation~~LDR~~s~~, to comply with the standards for stormwater runoff that apply to new development. Substantial Redevelopment shall be based upon the value and amount of cumulative improvements to the site.

Policy RCH 5.2.2: New Development

The City shall require new development projects or expansion of existing development within the Wekiva Springs Overlay Protection District to follow ~~Best Management Practices~~BMP for stormwater design and treatment as described in —Protecting Florida Springs Manual—Land Use Planning Strategies and Best Management Practices‖ (FDOC~~A~~ and FDEP). The ~~land development regulation~~LDR~~s~~ shall be revised to implement these Best Management Practices.

Policy RCH 5.2.3: Stormwater Best Management Practices

The City shall require all new development, except non-substantial redevelopment projects, to ~~utilize Best Management Practices~~use BMP in combination as part of a best management practice treatment train to protect water quality and minimize flooding. ~~Best Management Practices~~BMP shall be used in the design of stormwater management facilities and systems. The following stormwater ~~Best Management Practices~~BMP shall be instituted to reduce nitrate loading within the Wekiva Springs Overlay Protection District:

a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida;
b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for residential and commercial uses shall use bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake;
c. Whenever infiltration systems are not feasible, wet detention systems shall be used for stormwater treatment and management;
d. Sensitive karst features ~~(Attachment 2)~~, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be ~~utilized~~ used as stormwater management facilities. Prior to subdivision approval, all depressions will be investigated by a licensed professional geologist or geotechnical engineer using a professionally acceptable methodology for suitability of water retention area using generally accepted geo-technical practices with an emphasis on identification of potential connections to the aquifer. If connections are determined to exist, the depression shall not be used for stormwater retention and the area draining to this feature under pre-development conditions shall be preserved through a conservation easement;
e. All development approval by the City shall require the applicant to submit to the City a copy of the SJRWMD or ~~Department of Environmental Protection (~~FDEP~~)~~ stormwater permit and the ~~National Pollutant Discharge Elimination System (~~NPDES~~)~~ notice of intent to be covered by the construction general permit prior to any land clearing;
f. Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement so that they will be thereafter used solely for passive recreation subject to permitted activities in subparagraph (d) herein; and
g. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the SJRWMD or FDEP stormwater permit, typically a homeowner or property owners association.

Policy RCH 5.2.4: Sanitary Sewer

The following standards of wastewater treatment shall apply to all development located~~ing~~ in areas of the Wekiva Springs Overlay Protection District.

New development proposed~~locating~~ in areas of the Wekiva Springs Overlay Protection District that are also within the existing and planned wastewater service area, as mapped in Figure 1 – the City of Eustis 5-Year Sanitary Sewer Service Area Map, shall be allowed under the following conditions:

Within the existing and planned wastewater service area

Planned for Future Service (0 - 5 yrs)

a. All new development locating in the planned wastewater service area where central facilities are available, as defined by Florida Statutes ss.381.0065, shall be required to connect to central sewer. New development, located in an area, which is planned to be served with central facilities within five (5) years, shall, if allowed by state regulatory authority, be allowed to develop using conventional septic tanks during the interim, but must connect to sewer facilities when central systems become available;
b. New development within the planned wastewater service area shall install wastewater lines and water lines for reused water in order to ensure the availability of lines for future service;
c. Existing development as required by Florida Statute ss.381.00655 shall connect to central sewer within 365 days (1 year) after written notification that central sewer is available for connection. The publicly owned or investor-owned sewerage system shall coordinate with the City to notify owners of the on-site sewage treatment and disposal system of the availability of central sewer no less than 1 year prior to the date the sewerage system will become available within 5 years; and
d. Upon failure of an existing septic tank system, development on such systems shall be required to connect to the sanitary sewer system, if available.

Outside Five (5) Year Service Area

a. New development outside the five (5) year wastewater service area (where central facilities will not be available within five (5) years) shall be limited to a land use density and minimum lot size requirement that supports septic tank systems as determined by the Department of Health requirements and that is consistent with the policy requirements and limitations that are a part of the Wekiva Springs Overlay Protection District policy series. Such development shall install performance based septic tank systems which provide a treatment standard of 10 mg/L for nitrogen and install dry lines where feasible for future connection to

central sewer;

b. At the time existing septic systems fail or require repairs based on a determination by the Department of Health that a permit or permit modification is required, the system shall be replaced with a performance based system which provides a treatment standard of 10 mg/L for nitrogen, provided that a central sewer system is not available for development to connect to; and
c. Development shall be required to connect to central facilities and reuse facilities when they become available.

Policy RCH 5.2.5: **Definition of Availability**

The definition provided by Florida Statute ss.381.0065 pertaining to "available" or "availability" is adopted.

APPENDIX A

Existing Consumptive Use Permits

CUP 2634 CUP 85195 CUP 84879	City of Eustis, Central Service Area Heathrow Country Estates Service Area Eastern Service Area

St. Johns River

Water Management District

Kirby B. Green Ill. Executive Director • David W. FISk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500 On the Internet at *www.sjrwmd.com.*

March 13, 2007

City of Eustis Mr Chin C Khor PO Drawer68
Eustis, FL 32726

SUBJECT: Consumptive Use Pennlt Number 2634 City of Eustis

Dear Sir/Madam:

Enclosed is your pennit as authorized by the St. Johns River Water Management District on March 13, 2007.

Please be advised that the period of time wit in which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result In thi permit becoming null and void.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal_. state and/or local agencies asserting concurrent Jurisdiction over this work.

The enclosed permit Is a legal document and should be kept wlth your other important records. Please read the pennit and conditions carefully since the referenced conditions may require submittal of additional infonnatfon. All infonnation submitted as compliance with permit conditions must be submitted to the nearest District Service Center and should include the above.refer nced permit-number.

Sincerely,

rl
Gloria Lewis, Director
Permit Data Services Division

Enclosures: Permit, Conditions for Issuance, Compliance Forms, Map, Well Tags cc: District

Permit File

Agent: Andreyev Engineering fnc
4055 St John Parkway Sanford, FL 32771

----------QD5V.R NIN G BO ARD----------

David C. Graham, CHIIIRMAN | John C, Sowinski, vies CHAIRMAN | Ann T.Moore, SECRi:11>. | Duanb L Oltenstroer, TREASURER

J.¨,CIISDNVI U.E Dlll.ANDO ∴,Y BUNNELit J.\Q(SD/MI.I. E

Ft. Clay Albrigh1 Susan N. Hughes Willtlam W. Kerr Ometrias D. Long W. Leonard Wood

OCALA PONTE \IEDRA MEUIO\IRIIE aEACH APOPKA FERNANDINA lleACH

PERMIT NO. 2634 **DATE ISSUED:** March 13, 2007
PROJECT NAME: of
Eustis

A PERMIT AUTHORIZING:

The District authorizes, as limited by the attached permit conditions, the use of 1,602.10 million gallons per year (4.39 million gallons per day, annual average) of groundwater from the Floridan aquifer plus 182.81 million gallons per year (0.5 million gallons per day, annual average) of reclaimed water for public supply purposes, including household, commercial/industrial, urban landscape Irrigation, water utility, and·unaccounted for type uses to supply a population of 33,261 in 2012.

LOCATION:

Site: City of Eustis
Lake County

Section(s):	Township(s):	Range(s):
32	18$	26E
8	1	27E
12,	8	26E
15,2	S	
3	1	
	9	
	S	

ISSUED TO:

City of Eustis Mr Chin C Khor PO Drawer68
Eustis, FL 32726

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permlttee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall r.emain the .property of.the permittee.

This permit may be revoked, modified or transferred at any time pursuant ta the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated March 13, 2007

AUTHORIZED BY: St. Johns River Water Management District
Department of Resource Management

Harold A. Wilkening
Director

Executive Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 2634
CITY OF EUSTIS DATED MARCH 13, 2007

1. District Authorized staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.

2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage, Is declared by the District Governing Board, the permittee must adhere to the water shortage restriction as specified by the District, even though the specified water shortage restrictions may be Inconsistent with the terms and conditions of this permit.

3. Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District, or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such cqnstruction, modification or abandonment is other than that specified and described on the consumptive use permit application form.

4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.

5. Legal uses of water existing at the time of the permit application may not be Interfered with by the consumptive use. If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permittee mitigates for the interference. In those cases where other permit holders are identified by the District as also contributing to the interference, the permfttee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation.

6. Off-site land uses existing at the time of permit application may not be significantly adversely impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.

7. The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the pennitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Flortda Administrative Code.

8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed.

9. If the permittee does not serve a new projected demand located within the service area upon which the annual allocation was calculated, the annual allocation will be subject to modification.

10. The permittee must ensure that all service connections are metered.

11. All submittals made to demonstrate compliance with this permit must include the permit number 2634 plainly labeled.

12. This permit will expire March 13, 2012.

13. Maximum annual ground water withdrawals from the Floridan aquifer from wells Ardice 1 (GRS Id. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS Id. No. 9712), 5 CR 44A (GRS Id. No. 9713), 6 CR 44A (GRS Id. No. 9714), and 7 CR 44A (GRS Id. No. 39410), as listed on the application, for household, commercial/industrial, urban landscape irrigation, water utility, and unaccounted for types of use must not exceed:

1,353.30 million gallons (3.71 million gallons per day, annual average) in 2007, 1,419.12 million gallons (3.89 million gallons per day, annual average) in 2008, 1,342.28 million gallons (3.68 mllllon gallons per day, annual average) in 2009, 1,421.28 million gallons (3.89 million gallons per day, annual average) in 2010, 1,507.68 million gallons (4.13 million gallons per day, annual average) in 2011, and 1,602.10 million gallons (4.39 million gallons per day, annual average) in 2012.

14. Maximum dally ground water withdrawals from the Floridan aquifer from wells Ardice 1 (GRS Id. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS Id. No. 9712), 5 CR 44A (GRS Id. No. 9713), 6 CR 44A (GRS Id. No. 9714), and 7 CR 44A (GRS Id. No. 39410), as listed on the application, for essential type use (fire protection) must not exceed 22.176 million gallons during the tern, of this permit. A separate accounting of water used for fire protection must be maintained. Documentation of water used for fire protection must be submitted to the District within 30 days of each and every occurrence.

15. The permittee shall implement the reuse of reclaimed water to the maximum extent that it is technologically, economically, and environmentally feasible. The permittee shall maximize the direct use of all available reclaimed water to meet inigation, commercial, and industrial needs in place of higher quality water sources (e.g., groundwater sources) and maximize beneficial aquifer recharge with reclaimed water that cannot feasibly be reused for irrigation, commerclal, or industrial needs.

a. The permittee shall, at a minimum, provide the following quantities of reclaimed water, via.the reclaimed water distribution.point {GRS Id NoL 10483-7t for use by residential water utility customers in the area served under this pennlt: 149 million gallons (0.41 million gallons per day, annual average) in 2009-2012.

b. The pennittee shall, at a minimum, provide up to the following maximum quantity of reclaimed water, via the reclaimed water distribution point (GRS Id No. 104837), for urban landscape irrigation type use to irrigate common areas (ball field, cemetery, and Carver Court) in the area served under this permit: 33.81 million gallons (0.09 million gallons per day, annual average) in 2007- 2012.

16. Wells Ardice 1 (GRS ld. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS ld. No. 9712), 5 CR 44A (GRS Id. No. 9713), and 6 CR 44A {GRS Id. No. 9714), as listed on the application, must continue to use in-line totalizing flow meters to monitor water use. These flow meters must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.

17. Well 7 CR 44A (GRS Id. No. 39410) and the reclaimed water distribut.ion point (GRS Id No.

~~104837) shall be equipped with in-line totalizing flow meters to monitor water use, prior to~~

use. These flow meters must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.

18. Documentation of proper meter installation (photograph and manufacturer specifications) of the proper installation of this meter shall be provided to the District within 30 days of meter installation.

19. Total withdrawals from wells Ardice 1 (GRS Id. No. 9709), Ardice 2 (GRS Id. No. 9710), Haselton 1 (GRS Id. No. 9711), Haselton 2 (GRS Id. No. 9712), 5 CR 44A (GRS Id. No. 9713), 6 CR 44A (GRS Id. No. 9714), and 7 CR 44A (GRS Id. No. 39410), as listed on the application, and water distributed for use via the reclaimed water distribution point (GRS Id No. 104837) must be recorded continuously, totaled monthly, arid reported to the District at least every six months from the initiation of the monitoring using District Form No. EN-50. The reporting dates each year will be as follows:

Reporting Period	Report Due Date July 31 J nuary 31
January - June July - December	

20. The permittee shall implement all features of the Water Conservation Plan that was submitted with its application on June 19, 2006 and amendments to the plan provided to the District on November 17, 2006. A report that details the progress of plan implementation shall be submitted to the District on or before July 31, 2009.

21. The permittee shall continue to participate in the District's Water Conservation Partnership Campaign during the term of this permit.

22. The permittee shall investigate the feasibility of using a minimum of 2 million gallons per day of surface water from Lake Yale and Lake Eustis for the purpose of offsetting groundwater demands within their service area. A report of the investigation shall be submitted to the District for review and approval no later than December 31, 2008. At a minimum, the investigation shall evaluate the technologic feasibility, economic feasibility, and environmental feasibility of using water from Lake Yale or Lake Eustis or both lakes. The feasibility investigation shall identify feasible quantities of water for use, and a schedule of implementation of these lower quality water sources or other similar sources, unless the feasibility study demonstrates that such use is not economically, technologically, or environmentally feasible.

23. Thapermittee shall submita copy ofthe annual.reuse report required to.be submitted. to Florida Department of Environmental Protection for the Bates Avenue WWTF (FLA010507) and the Cardinal Lane WWTF (FLA295965), to the District by March 31st of each year of the permit, commencing on March 31, 2007.

24. The pennittee shall provide an annual reclaimed water report to the District, for the preceding calendar year, no later than January 31 of 2008 - 2012. The annual reclaimed water report shall document the total quantity of wastewater treated by the permittee's waste water treatment facilities, the total quantity of reclaimed water provided to residential customers under this permit, the total quantity of treated wastewater disposed of via land application (via percolation ponds or spray fields), and the total quantity of

~~reclaimed water provided to other customers. The annual reclaimed water report shall also include maps of the area served by the reclaimed water system during the period covered by the report and maps of the area to be served in the succeeding calendar year. The maps shall identify the areas served in the following categories: residential, commercial/industrial, golf course, urban landscape (publicly owned), and disposal areas. The annual reclaimed water report shall report the number of residential customers, the number of commerciaVindustrial customers, golf courses, and the area of common area landscape served by the reclaimed water system. The report shall~~

describe the permittee's plans to maximize the use of reclaimed water to meet reasonable beneficial requirements under this permit in succeeding calendar years.

25. The permittee shall implement the aquifer testing program proposed in its submittal dated December 22, 2005, within 90 days following completion of Well 7, CR 44A (GRS Id. No. 39410) at the CR44A well field. The permittee shall provide 14 days written notice to the District of all planned field activities and shall provide a written report of the aquifer testing program within 180 days following completlon of Well 7, CR 44A (GRS Id. No. 39410) at the CR44A well field.

26. If, in any year, the actual volume of groundwater withdrawn by the perrnlttee equals 95 percent or more of any of the amounts of water allocated for use by this permit, then the permittee shall submit a report to the District that explains why the withdrawal of water by the permittee equals 95 percent or more of the amounts allocated in this permit. The report shall evaluate the effect of the following on the volume of water withdrawn by the permittee:

a) Climatic shortfalls (drought);
b) Greater than anticipated growth in the permittee's service area;
c) Inefficient usage within the service area
d) Other factors that account for the withdrawal volume equaling 95 percent or more of the allocation.

The report must include a breakdown of the population currently being served by the permittee, an updated projection of anticipated population that will be served for the following year, an evaluation as to whether the permittee anticipates whether it will be able to meet the water needs of the revised projected population without violating the allocations set forth in this permit, and a corrective action plan setting actions that the permittee Intends to take if the evaluation indicates that allocations will be exceeded during the following year. The report must be submitted to the District by February 15 of the year following the year during which the permittee experienced withdrawals of water that equals 95 percent or more of the amount of water allocated for use by this permit.

27. The permittee must implement the following in accordance with the schedule set herein.

a. No later than September 3, 2008, permittee shall identify viable, potential water supply partners including those that could provide alternative water supplies or partner with the permittee in the development of alternative water supplies. In addition, permittee shall identify potential alternative water supply projects that could be implemented with these partners to secure-ttie.quantities of water necessary to-meet permittee's -projected demands through 2025 without unacceptable Impacts to water resources and related natural systems. Permittee shall contact these potential partners to determine the viability of developing partnership agreements with them for the identified potential water supply projects. A written
description of the potential partners and projects along with a description of the contacts between permittee and the potential partners and the viability of the development of partnership agreements shall be submitted to the District also no later than September 3, 2008.

b. No later than August 29, 2009, permittee shall prepare and submit to the District for review, a comprehensive written report of an evaluation of the technologic, economic, and environmental feasibility of implementing the identified viable projects and partnerships. The evaluations reported shall be performed to acceptable professional standards.

c. No later than March 13, 2010, permittea shall identify the project(s) and partnership(s) that it proposes to lmplement to secure the quantities of water necessary to meet

~~permittee's projected demands through 2025 without unacceptable Impacts to water resources and related natural systems.~~

d. No later than August 24, 2010, permittee shall provide the District with firm evidence that it has developed the necessary partnership agreement(s)for implementation of the project(s) of choice.

e. No later than March 13, 2011, permittee shall have scheduled a pre-application conference with District staff to discuss the development of a consumptive use permit application for the identified project(s).

f. No later than March 13, 2012, permittee and/or its partner(s) shall submit a consumptive use permit application for implementation of the identified project(s).

28. The lowest quality water source, including redaimed water, surface water and storm water, must be used for each consumptive use supplied by the permittee when available, except for where the permittee demonstrates that the use of the lower quality water source is not economically, environmentally, or technologically feasible.

29. The permittee must conduct hydrologic and photo monitoring at each of the five (5) surface water/wetland areas listed below:

a. L1 - Lake Willie, (Sec. 12 T. 19 S., R. 26 E.);
b. L2 - Blue Lake, (Sec. 7 & 8, T. 19 S., R. 27 E.);
c. L3 - Lake Gracie, (Sec. 11, T. 19 S., R. 26 E.);
d. L4 West Crooked Lake, (Sec. 13, T. 19 S., R. 26 E.); and
e. L5- Lake Hermosa, (Sec. 15 T. 19 S., R. 26 E.).

The permittee must install staff gauges and/or shallow wells (hereafter referred to as monitoring devices) in each of the above-listed wetland sites. The monitoring devices and specific locations must be approved in writing by the District. The monitoring wells must be installed by a licensed water well contractor (as required in 373.336 (1)(b), F.S.), and all monitoring devices shall be surveyed to NGVD (1929) to an accuracy of +/- 0.01 foot. The permittee must submit station location and descriptor data electronically as spreadsheets in a District approved format. Station descriptor information must include: latitude/longitude, brief text site description, date of installation, type of instrument, installation entity, maintenance entity, and access instructions.

If another agency or utility is monitoring the same water body, then the same monitoring equipment/data can, upon written approval by SJRWMD, be used with the owner's consent. .Data.collection.at..allfive .(5) .sites must.be.at midday.

At each wetland monitoring site, an elevation profile along a transect 150 feet in length must be surveyed such that 50 feet of the adjacent upland is included. If the adjacent upland consists of placed fill, then the transect may be limited to 120 feet in length, such that 20 feet of the adjacent upland is included. The location of the transect must be reviewed and approved by the District prior to survey. Soil elevations must be recorded to an accuracy of
+/- 0.1 foot at 5-foot intervals and wherever there is a change in plant community. Other environmental features such as current water level, cypress buttress inflection points, lower extent of lichen lines or upper extent of moss collars, watermarks, and the lower edge of the saw palmetto (Serenoa repens) fringe must be surveyed, if present. A diagram of the elevations, plant communities, and hydric soils located along the transect must be made.

~~Plant communities must be described, including a listing of all vascular plant species, by plant community, present within 10 feet of one side of the transect line, their relative abundance, and the diameter at breast height (d.b.h.) of any woody plants greater than 1H d.b.h. A description of soil color, texture, and hydric soil indicators must be made in the top 24 inches of soil at 25 foot intervals along the transect described above for a total of 7 stations. If the soil survey depicts the soils as open water, then the soil description will occur~~

out to a water depth of 3 feet, and depth to sediment surface, and depth of organic substrate will be recorded for the remaining intervals. The data collection described In this paragraph is a one-time event. Well completion reports for the piezometers will also be included in this report. The vegetation and soil survey must be submitted on August 7, 2007.

Permanent photo stations must be monumented and panoramic photographs must be taken in September for each of the wetland monitoring sites, starting in 2007 and annually thereafter. These stations must be reviewed and approved by the District prior to monumentation.

Weekly rainfall data must be obtained for each monitored location from the nearest existing rain gauge approved by the District. The same rainfall station may be used for more than one monitoring site.

The following Information must be recorded by the permlttee for each monitoring site: water level (weekly without data loggers or dally with data loggers}, rainfall (weekly), and pumping volume (weekly by well). Monitoring data must be submitted electronically as spreadsheets every six months In a District approved computer accessible format. Permittee must contact the District for specific details on how to submit the computer accesslble Information. This data must also be submitted as a legible paper copy (two copies) along with the EN-50 forms for the project. On January 315\ the permlttee must submit an annual report summarizing the monitoring efforts. The report must include the panoramic photographs, and graphs summarizing the rainfall and monitoring data.

30. If the permittee is unable to obtain or maintain legal access to any of the monitoring sites referenced above, the permittee must notify SJRWMD in writing within 15 days of concluding that access to any specific site is not possible. In that case, the permittee must identify alternative sites where legal access can be obtained and submit within 45 days a written request to SJRWMD to modify the monitoring network. Within six months of SJRWMD approval of the monitoring network modification, the permittee must implement the approved change(s).

31. The pennittee's consumptive use shall not adversely impact wetlands, lakes, and spring flows or cause or contribute to a violation of minimum flows and levels adopted in Chapter 40C-8, F.A.C., except as authorized by an SJRWMD-approved minimum flow or lever (MFL) recovery strategy. If unanticipated adverse impacts occur, the SJRWMD shall revoke the permit in whole or in part to abate the adverse impacts, unless the impacts can be mitigated by the permittee.

rEL a.- St. Johns River

Water Management District

Kirby B.Green Ill, Executive Director • John R.Wehle, Assistant Executive Di'ector

Post Office Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500

July 2, 2003

The City of Eustis PO Drawer6B
Eustis, FL 32727-0068

SUBJECT: Consumptive Use Permit Number85195 Heathrow Country Estates

Dear Sir/Madam:

Enclosed is your permit and the forms necessary for submitting information to comply with conditions of the permit as authorized by the St. Johns River Water Management District on July 02, 2003.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has twenty-six {26) days from the data on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. Receipt of such a petition by the District may result in this permit becoming null and void.

Permit Issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction over this work.

The enclosed permit is a legal document and should be kept with your other important records. Please read the permit and conditions carefully since the referenced conditions may require submittal of additional information. All information submitted as compliance with permit conditions must be submitted to the nearest District Service Center and should include the above referenced permit number.

,n rely, , _ t

t

Gloria Lewis, Drrifnor
Permit Data Services Division

Enclosures: Permit, Conditions for Issuance, Compliance Fonns, Map, Well Tags cc: District

Permit File

Agent; Yovaish Engineering Sciences, Inc.
953 Sunshine Lane Altamonte Springs, FL 32714

C!IAIRMAN

Duane Ott&nstroer,

GOVERN IN Q BOARD

David G. Graham,TREASI.FIEFI

Ometria& D. Long, VICE c:!WRMAN

A.Clay Albrfghl, SEatE1711t'f

JVC KSONYttTE

ABODKA

LAKEWYEIR

JACKSOWUTE

W.Michael Branch FERNANDINA BEACH

Jeff K. Jennings MAm.AND

Wliii am Kerr ld!lt OIIR NE!

Ann T.Moora BUNNELL

Catherina A. Walker AL'WolON' TE SPRINGS

PERMIT NO. 85195 DATEISSUED:JulY..b.2003

PROJECT NAME: Heathrow Country Estate

A PERMIT AUTHORIZING:

The District authorizes, as limited by the attached conditions, the use of 11fl.63 million gallons per year (0.325 million gallons per day) of ground water from U,e Floridan aquifer to supply a population of 743 people in 2009 with water for household, commercial/Industrial, and water utility type uses.

LOCATION:

Site: Heathrow
Lake County

Section(s): 29 Township(s): 19S Range(s): 2BE

ISSUED TO:

The City of Eustis
PO Drawer5&
Eustis, FL 32727-0068

Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shal I remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

PER IT IS CONDITIONED UPON:

See conditions on attached "Exhibit A-, dated July 2, 2003

AUTHORIZED BY: St Johns River Water Management District
Department of Resource Management

By: \ .. .

Dwight Jenkins
Division Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 85195 THE CITY OF EUSTIS
DATED JULV 21 2003

1. District Authorized staff, upon proper Identification, will have permission to enter, inspect and obseive permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.

2. Nothing in this pem,it should be construed to limit the authority of the St. Johns River Water Management Di trict to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage, is declared by the District Governing Board, the permittee must adhere to the water shortage restriction as specified by the District, even though the specified water shortage restrictions may be inconsistent with the terms and conditions of this permit.

3. Prior to the construction, modification, or abandonment of a well, the permittee must obtain a Water Well Construction Permit from the St. Johns River Water Management District, or· the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form.

4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the leak or make the system fully operational.

5. Legal uses of water existing at th time of the permit application may not be interfered with by the consumptive use. If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permittee mitigates for the interference. In- those cases where other permit holders are identified by the District as also contributing to the interference, the permittee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation.

6. Off site land uses existing at the time of permit appllcation may not be significantly adversely impacted as a result of the consumptive use. ff unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the pennittee.

7. The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Florida Administrative Code.

8. A District-issued identification tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed.

9. If the perrnittee does not serve a new projected demand located within the service area upon which the annual allocation was calculated, the annual allocation will be subject to

~~modification.~~

10. The permittee must ensam that all service connections are **meterle:**

11. Landscape irrigation is prohibited between the hours of 10:00 a.m. and 4:00 p.m., except as follows:

(a) Irrigation using a micro-irrigation system is allowed anytime.

(b) The use of reclaimed water for irrigation is allowed anytime, provided appropriate signs are placed on the property to inform the general public and District enforcement personnel of such use. Such signs must be in accordance with local restrictions.

(c) Irrigation of, or in preparation for planting, new landscape is allowed any time of day.for one 30 day period provided irrigation is limited to the amount necessary for plant establishment.

(d) Watering in of chemicals, including insecticides, pesticides, fertilizers, fungicides, and herbicides when required by law, the manufacturer, or best management practices ls allowed anytime within 24 hours of application.

(e) Irrigation systems may be operated anytime for maintenance and repair purposes not to exceed ten minutes per hour per zone.

12. Permittee must mitigate any adverse impact caused by withdrawals permitted herein on legal uses of water existing at the time of permit application. The District has the right to curtail permitted withdrawal rates, permitted dewatering, or permitted allocations if the withdrawals of water cause an adverse impact on legal uses of water which existed at the time of permit application. Adverse impacts are exemplified by but not limited to:

(a) reduction of well wat r levels resulting in a reduction of 10% in the ability ot an adjacent well to produce water;

(b) reduction of water levels in an adjacent surface water body resulting in a significant impairment of the use of water in that water body:

(c) saline water intrusion or introduction of pollutants into the water supply of an adjacen,t water use resulting in a significant reduction of water quality; and

(d) change in water quality resulting in either impairment or loss of use of a well or water body

13. Permittee must mitigate any adverse impact caused by withdrawals permitted herein on adjacent land use which existed at the time of permit application. The District has the right to curtail permitted withdrawal rates, permitted dewatering, or permitted water allocations if. the withdrawals of water cause an adverse impact on adjacent land use which existed at the time of permit application. Adverse impacts are exemplified by but not limited to:

(a) significant reduction in water levels in an adjacent surface water body;

(b) land collapse or subsidence caused by a reduction in water levels; and

(c) damage to crops and other types of vegetation.

14. Should the permittee's dewatering operation create shoaling in adjacent water bodies, the

~~permittee is responsible for clearing such shoaling.~~

15. ~~All submittals made to demonstrate compliance with this permit must include the CUP number 85195 plainly labeled on the submittal.~~

16. This permit shall expire Efyears from the date of issuance.

17. Maximum annual groundwater withdrawals from the Floridan aquifer for household, commercial, water utility, unaccounted for water, and common area landscape irrigation type uses must not exceed as follows:
44.17 million gallons (0.121 million gallons per day average) in 2003,
62.78 million gallons (0.172 million gallons per day average) in 2004,
81.76 million gallons (0.224 million gallons per day average) in 2005,
100.38 million gallons (0.275 million gallons per day average) In 2006, and ,1
118.62 million gallons (0.325 million gallons per day average) from 2007 till 2009.

If the permittee has not complied with all the conditions of this permit, the maximum annual groundwater withdrawals for household, commerciaVIndustrial, common area landscape irrigation, essential and unaccounted uses must not exceed the allocatlon for the year during which the violation first took place until the permittee is in compliance with all the conditions of this permit. ;

18. Maximum daily ground water withdrawals from the Floridan aquifer for- fire protection must not exceed 2.74 million gallons. A separate accounting of water used.for fire-protection must be maintained. Documentation of water used for fire protection must be submitted to the District within 39 days of the occurrence.

19. The permittee shall implement thi;3 water conservation plan, submitted to and approved by the District as part of this application process, In accordance with the schedule contained therein.

20. Each residential landscape design and Irrigation system plan for new homes shall require approval by the design board. Residential landscapes and irrigation system designs shall conform to the criteria found in Section E of The landscape Environment manual received by the District on_ May 1, 2003. The following modifications must be made to Section E of. The Landscape Environment manual:

21. Modify the plant list to remove spe ies that require more moistµre than the site supports such as - Sweet Bay, Weeping Willow, Dahoon Holly, Sliver Thom, Anise, Holly Fern, Shell Ginger Lily and Fakahatchee grass.

22. Modify the irrigation system requirements to Include more specific minimum-guidelines to optimize landscape lrrlgation system efficiencies such as - backflow prevention valves, matching precipitation rates on all heads within a zone, use of pressure regulated valve heads, check valves In low topographic areas, rotors spaced for head to head coverage, and systems designed to meet Florida Building Code specifications for landscape irrigation installation as outlined in Appendix F of the Plumbing Code and/or meet current standards as published by the Florida Irrigation Society.

23. Modify tree protection guidelines to require that protective fencing be located outside the tree canopy to ensure the roots are protected.
Draft changes to Section E of the Landscaping Environmental manual must be submitt d to the District for review and approval within three months of permit issuance.

24. The permlttee shall display water conservation posters within the community clubhouse and shall provide water conservation literature within the clubhouse.

25. The portion of the common area that will be irrigated shall not exceed 18.5 acres.

26. Micro-irrigation techniques shall be used in locations where they can be used efficiently, such as in planting bed areas.

27. The urban landscape irrigation system (serving common areas within the project) shall be automatically controlled in order maximize irrigation efficiency. Watering zones shall be established in order to match water needs to specific vegetation types. Soil moisture

~~monitoring devices and rain sensors shall be Incorporated into the irrigation system design.~~

A certified irrigation conmrtant shall inspect all common area land&t.ape irrigation equipment annually. Any identified deficiencies shall be corrected within 30 days of identification.

28. The permittee shall prohibit homeowner irrigation wells via deed restrictions.

29. The permittee shall install a dual distribution piping system ("dry-line" infrastructure) for irrigation of individual residential lot areas. This will facilitate use of reclaimed water or other lower quality water sources for irrigation of residential landscaping in the future. Plans showing the placement of the dual-line system must be submitted to the District within three months of permit issuance.

30. All service connections shall be individually metered, including the provision of separate potable water and irrigation meters.

31. An annual report detailing the status of this project shall be submitted by July:31st of each year. The report must include status of construction (homes built, residential landscape acreage; common area landscape acreage, and wells installed or abandoned) and implementation of the water conservation plan.

32. Proposed Well No.'s 1 (GRS Station Id. No. 34971) and 2 (GRS Station Id. No. 34972), as listed on the application, shall be equipped with totalizing flow meters prior to their use. These rneters must maintain 95% accuracy, be verifiable, and be installed accordin11,to the manufacturer's specifications. Documentation of proper meter installation (photograph and manufacturer specifications) of the proper installation of these meters must be submitted within 30 days of meter Installation.

33. Total withdrawal from Well No.'s 1 (GRS Station Id. No. 34971) and 2 (GRS Station Id. No. 34972), as listed on the application, must be recorded continuously, totaled monthly, and reported to the District at least every six month$ for the duration of this pem,itusing District Form No. EN-50. The reporting dates ch year will be as follows:

Reporting Period	Report Due Date
January - June	July 31
July - December	January 31

34. The permittee must maintain all meters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of its discovery. A defective meter must be repaired or replaced within 30 days of its discovery.

35. The permittee must have all flow meters checked for accuracy at least once every 3· years within 30 days of the anniversary date of permit issuance, and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. District Form No. EN-51 must be submitted to the District within 10 days of the inspection/calibration. ·

36. The Permittee must conduct a detailed water audit for the year 2005 and submit it to the District prior to March 1, 2006·. All water uses given in the audit must be documented on how the amounts were metered or determined. If the water audit shows that the system losses and· unaccounted for water utility exceed 10%, a leak detection and repair program must be implemented as specified by the District.

37. The permittee shall implement the reuse of reclaimed water to the maximum extent when technically, economically, and envlronmentally feasible. The goal of this reuse by the permittee shall be to maximize the direct use of all available reclaimed water to meet irrigation needs in place of a higher quality water source (e.g. groundwater supply). Within two years of permit issuance, the Permittee must conduct a comprehensive reuse feasibility study to evaluate the technical and economic feasibility of supplying reclaimed water to potential customers in the area. This report, at a minimum, must include an evaluation of providing reclaimed water as an irrigation source for residential irrigation within Heathrow Country Estates and to the following potential customers - Neighborhood Lakes, Pine Meadow Golf Course, Mt. Dora Golf and Country Club, Black Bear Golf Course, Merry Gro Farms and Baucom's Nursery. A report detailing the results of the comprehensive reuse

feasibility study must be-,ribmitted to the District for approval **wlfffllllrtwo** years of permit issuance.

38. The permittee must submit a copy of the annual report required by the Florida Department of Environmental Protection (FDEP), plus supplemental information, to the District summarizing reclaimed water reuse activities. This report must be submitted to the District at the same time as required for submittal to FDEP. The report and supplemental Information shall include the following:

39. Description of the activities that have occurred during the previous year to Implement the reuse of reclaimed water;

40. Description of the status of all the permittee's reuse projects;

41. Quantity of reclaimed water flows generated by the permittee, quantity of reclaimed water provided to customers or other entitles for use in meeting irrigation demands, acreage irrigated with reclaimed water, and quantity of reclaimed water used for hayfield irrigation.

42. If, in any year, the actual volume of water withdrawn by the permittee equals 95 percent or more of the amount of water allocated for use by this permit, then the permlttee shall submit a report to the District that explains why the withdrawal of water by the permlttee equals 95
percent or more of the amount allocated for in this permit. The report shall evaluate the effect of the following on the volume of water withdrawn by the permittee:

a) Climatrc shortfalls (drought);
b) Greater than anticipated growth in the permittee's current or future service area;
c) inefficient usage within the service area;
d) Other factors that account for the withdrawal volume equaling 95 percent or more of the allocation.

The report must include a breakdown of the population currently being served by the permittee, an updated projection of anticipated population that will be served for the following year, an evaluation as to whether the permittee anticipates whether It will be able to meet the water needs of the revised projected population without violating the allocattons set forth in this permit, and a corrective action plan setting actions that the permittee intends to take if the evaluation indicates that allocations will be exceeded during the following year. The report must be submitted to the District by February 15th of the year following the year wherein the permittee experienced withdrawals of water that equals 95 percent or more of the amount of water allocated for use by this permit

43. All available lower quality sources of water including reclaimed water and storm water must be distributed for use, or used, by the County in place of higher quality water sources when deemed feasible pursuant to District rules and applicable state law.

44. The lowest quality water source, including reclaimed water and surface/storm water, must be used for each consumptive use supplied by the permittee when available except when the permlttee demonstrates that the use of the lower quality water source is not economically, environmentally, or technologically feasible.

45. The permittee must conduct an aquifer testing program as part of construction of the productions wells for this project. At a minimum, this testing program must Include the

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.cfrawdown test on each well

c) 48-hour constant rate pumping test

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- 46. Hydrogeologic report do"'l:lfmenting well construction, aquifer perf6m,ance testing and water quality testing

  The testing and analyses must be in conducted in accordance with the guidelines presented in Appendix F of the Applicant's Handbook and as described in the testing program received September 6, 2002 in support of the Temporary Consumptive Use Permit.

  If it is determined, by District staff, that the use of Well No. 2, as a monitoring well, is unsatisfactory with respect to distance/time/drawdown relationships, a suitable observation well must be constructed within 100 feet of the pumping well and the constant rate test repeated.

  District staff must be notified forty-eight hours prior to any aquifer performance testing event (step-drawdown and constant rate). A summary of drilling and testing activities must be prepared and submitted weekly (via e-mail is sufficient) for District review and comment. The final report documenting well construction, water quality, aquifer performance testing and analyses, and other evaluations and conclusions must be submitted to the District within- 45 days of aquifer performance test completion. If District staff determines that the results of the testing program do not support the assumptions made in the modeling effort, the modeling effort will be repeated based on site-specific information.

Notice or Rights

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Sections 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the rights to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections120.569 and 120.57, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, P. 0. Box 1429, Palatka, Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) within twenty-six (26) days of the District depositing notice of District decision in the mail (for those persons to whom the District.mails-actual notice) or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an-alternative remedy as described above. Pursuant to District Rule 40C-1.1007, Florida Administrative Code, the petition must be filed at the office of the District Clerk at the address described above, within twenty-six (26) days of the District depositing notice of final District decision in the mail (for those persons to whom the District mails actual notice) or within twenty-one (21) days of newspaper publication of the notice of its final agency action (for those persons to whom the District does not mail actual notice). Such a petition must comply with Rule Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon delivery of the petition to the District Clerk at the District headquarters in Palatka, Florida.

6. Failure ta file a petition for an administrative hearing, within the requisite tfme frame shall constitute a waiver of the right to an administrative hearing (Section 28-106.111, Florida Administrative Code).

7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Coda and Section 40C-1.1007, Florida Administrativ Code.

Notice Of Rights

8. An applicant with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of his property, has the right to, within 30 days of receipt of notice of the District's written decision regarding a permit application, apply for a special master proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the office of the District Clerk located at District headquarters, P. 0. Box 1429, Palatka, FL 32178-1429 (4049 Reid St., Palatka, Florida 32177). A request for relief must contain the information listed ln Subsection 70.51(6), Florida Statutes.

9. A timely filed request for relief under Section 70.51, Florida Statutes, tolls the time fQ . request an administrative hearing under paragraph no. 1 or 2 above (Paragraph - 70.51(10)(b), Florida Statutes). However; the filing of a request for an administrative hearing under paragraph no. 1 or 2 above waives the right to a special master proceeding (Subsection 70.51(10)(b), Florida StaMes).

10. Failure to file a request for relief within the requisite time frame shall constitute a waiver.
of the right to a special master proceeding (Subsection 70.51(3), Florida Statutes).

11. Any substantially affected person who claims that final action of the District constitutes . an unconstitutional taking of property without Just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida Statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of the rendering of the final District action, (Section 373.617, Florida Statutes). .

12. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure within 30 days of - the rendering of the final District action·.

13. A party to the proceeding before the District who claims that a District order,is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of tha order pursuant to Section 373.114, Florida Statutes, by the Florida , Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy on the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the '.· District order.

14. For appeals to the District Court of Appeal, a District action is consldered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

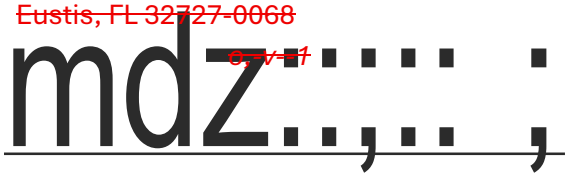
15. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs #11 and #12, or for Commission review as described in paragraph #13, will result in.waiver of that right to review.

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has bean sent by U.S. Mailto:

The City of Eustis
PO Drawer BB
Eustis, FL 32727-0068



Division of Permit Data Services Gloria Lewis, Director

St. Johns River Water Management District Post Office Box 1429
Palatka, FL 32178-1429
(386) 329-4152

Permit Number: 85195

St. Johns River

Water Management District

Kltby B. Green Ill. Execu!tve DireCIOr • David W. Fisk. Assiii1ant Executive Direcior

4049 Reid Street • P.O. Box 1429 • Palatka, FL32178-1429 • (386) 329-4500 On the Internet at *www.sjrwmd.com.*

September 5, 2007

City of Eustis
PO Drawer68
Eustis, FL 32727-0068

SUBJECT: Consumptive Use Permit Number 84879 City of Eustis Eastern Service Area

Dear Sir/Madam:

Enclosed is your permit as authorized by the St. Johns River Water Management District on September 05, 2007.

Please be advised that the period of time within which a third party may request an administrative hearing on this permit may not have expired by the date of issuance. A potential petitioner has twenty-six (26) days from the date on which the actual notice is deposited in the mail, or twenty-one (21) days from publication of this notice when actual notice is not provided, within which to file a petition for an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes_. Receipt of such a petition by the District may result in this permit becoming null and void.

Permit issuance does not relieve you from the responsibility of obtaining permits from any federal, state and/or local agencies asserting concurrent jurisdiction over this work.

Toe enclosed permit is a legal document and should be kept with your other important records. Please read the pennit and conditions carefully since the referenced conditions may require submittal of additional information. All information submitted as compliance with permit conditions must be submitted 1o the nearest District Service Center and should include the above referenced permit number.

Sincerely,

cl
Gloria Lewis, Director
Permit Data Services Division

Enclosures: Permit, Conditions for Issuance, Compliance Fonns, Map, Well Tags cc: District

Permit File

Agent: Hartman Consulting and Design
301 E Pine St Ste 1020
Orlando, FL 32801

----------aOVER NIN G 8 0 ARD----------

David G. Gr aha m, CHAIR AN

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Ann T. Moore. secRETARY BUNt >SJ.

Duane L OHenstroer, TREASURER JACKS ONVIlt E

Susan N. Hughes ?ONTeVE□RA

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PERMIT NO. 84879 **DATE ISSUED:** September 5, 2001
PROJECT NAME: City of Eustis Eastern Service Area

A PERMIT AUTHORIZING:

The District authorizes, as limited by the attached permit conditions, the use of 148.212 million gallons per year (0.406 million gallons per day, annual average) of groundwater from the Floridan aquifer to supply a projected population of 2,441 in 2008 for household, commercial/industrial, water utility, and unaccounted for types of use.

LOCATION:

Site: City of Eustis Eastern Service Area
Lake County

Section(s): 13 Township(s): 19S Range(s): 27E

ISSUED TO:

City of Eustis
PO Drawer 68
Eustis, FL 32727-0068

Permittee agrees to hold and save the St Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all maps and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes and 40C-1, Florida Administrative Code.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated September 5, 2007

AUTHORIZED BY: St. Johns River Water Management District
Department of Resource Management

By: Dwight Jenkins
Division Director

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 84879 CITY OF EUSTIS
DATED SEPTEMBER 5, 2007

1. District Authorized staff, upon proper identification, will have permission to enter, inspect and observe permitted and related facilities in order to determine compliance with the approved plans, specifications and conditions of this permit.

2. Nothing in this permit should be construed to limit the authority of the St. Johns River Water Management District to declare a water shortage and issue orders pursuant to Section 373.175, Florida Statutes, or to formulate a plan for Implementation during periods of water shortage, pursuant to Section 373.246, Florida Statutes. In the event a water shortage, is declared by the District Governing Board, the permittee must adhere to the water shortage restriction as specified by the District, even though the specified water shortage restrictions may be inconsistent with the terms and conditions of this permit.

3. Prior to the construction, modificatfon, or abandonment of a well, the permittee must obtain a Water Well Construction Pennit from the St. Johns River Water Management District, or the appropriate local government pursuant to Chapter 40C-3, Florida Administrative Code. Construction, modification, or abandonment of a well will require modification of the consumptive use permit when such construction, modification or abandonment is other than that specified and described on the consumptive use permit application form.

4. Leaking or inoperative well casings, valves, or controls must be repaired or replaced as required to eliminate the **leak** or make the system fully operational.

5. Legal uses of water existing at the time of the permit application may not be interfered with by the consumptive use. If unanticipated interference occurs, the District may revoke the permit in whole or in part to curtail or abate the interference unless the permlttee mitigates for the interference. In those cases where other permit holders are L_dentified by the District as also contributing to the interference, the permittee may choose to mitigate in a cooperative effort with these other permittees. The permittee must submit a mitigation plan to the District for approval prior to implementing such mitigation.

6. Off-site land uses existing at the time of permit application may not be significantly adversely Impacted as a result of the consumptive use. If unanticipated significant adverse impacts occur, the District shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.

7. The District must be notified, in writing, within 30 days of any sale, conveyance, or other transfer of a well or facility from which the permitted consumptive use Is made or within 30 days of any transfer of ownership or control of the real property at which the permitted consumptive use Is located. All transfers of ownership or transfers of permits are subject to the provisions of section 40C-1.612, Florida Administrative Code.

8. A District-issued rdentlflcation tag shall be prominently displayed at each withdrawal site by permanently affixing such tag to the pump, headgate, valve or other withdrawal facility as provided by Section 40C-2.401, Florida Administrative Code. Permittee shall notify the District in the event that a replacement tag is needed.

9. If the pennittee does not serve a new projected demand located within the service area upon which the annual allocation was calculated, the annual allocation will be subject to modification.

10. The permittee must ensure that all service connections are metered.

11. All submittals made to demonstrate compliance with this permit must include the permit number 84B79 plainly labeled.

12. This permit will expire September 5, 2009.

13. Maximum annual ground water withdrawals from the Floridan aquifer from Well No. 1 (GRS Id. No. 34861), Well No. 2 (GRS Id. No. 34862), and Well No. 3 (GRS Id. No. 39240), as listed on the application, for household, commercial/industrial, water utility, and unaccounted for types of use must not exceed:

130.488 million gallons (0.358 million gallons per day, annual average) in 2007,
148.212 million gallons (0.406 million gallons per day, annual average) in 2008, and
141.224 million gallons (0.387 million gallons per day, annual average) in 2009.

14. Maximum daily ground water withdrawals from the Floridan aquifer from Well No. 1 (GRS Id. No. 34861), Well No. 2 (GRS Id. No. 34862), and Well No. 3 (GRS Id. No. 39240), as listed on the application, for essential type use (fire protection) must not exceed 5.040 million gallons during the term of this permit. A separate accounting of water used for fire protection must be maintained. Documentation of water used for fire protection must be submitted to the District within 30 days of each and every occurrence.

15. Well No. 1 (GRS Id. No. 34861) and Well No. 2 (GRS Id. No. 34862), as listed on the application, must continue to use in-line totalizing flow meters to monitor water use. These flow meters must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.

16. Well No. 3 (GRS Id. No. 39240) shall be equipped with an in-line totalizing flow meter to monitor water use, prior to use. The flow meter must maintain 95% accuracy, be verifiable and be installed according to the manufacturer's specifications.

17. Documentation of proper meter installation (photograph and manufacturer specifications) shall be provided to the District within 30 days of meter installation.

18. Total withdrawals from Well No. 1 (GRS Id. No. 34861), Well No. 2 (GRS Id. Na. 34862), and Well No. 3 (GRS Id. No. 39240), as listed on the application must be recorded continuously, totaled monthly, and reported to the District at least every six months from the initiation of the monitoring using District Form No. EN-50. The reporting dates each year will be as follows:

Reporting Period	Report Due Date July 31 January 31
January - June July - December	

19. The permittee must maintain all flow meters. In case of failure or breakdown of any meter, the District must be notified in writing within 5 days of discovery. A defective meter must be repaired or replaced within 30 days of discovery.

~~20. The permittee must have all flow meters checked for accuracy no later than September 30, 2008 and recalibrated if the difference between the actual flow and the meter reading is greater than 5%. District Form EN-51 must be submitted to the District within 10 days of the inspection/calibration.~~

~~21. The permittee shall implement all features of the Water Conservation Plan that was submitted with its application on November 7, 2005 and amendments to the plan provided to the District on February 2, 2006, May 17, 2006, and June 11, 2007. A report that details the~~

progress of plan implementation shall be submitted to the District on or before September 30, 2008.

22. The pem,ittee shaU continue to participate in the District's Water Conservation Partnership Campaign during the term of this permit.

23. The permlttee shall investigate the feasibiUty of installing reclaimed water lines to provide reclaimed water to residential customers in the area served by this pem,it A report of the investigation shall be submitted to the District for review and approval no later than December 31, 200B. At a minimum, the investigation shall evaluate the technologic feasibility, economic feasibility, and environmental feasibility of fnstalllng recla.lmed water lines to provide reclaimed water to residential customers In the area served by this pem,it. The feasibility investigation shall propose a schedule for implementation, unless the feasibility study demonstrates that such use is not economically, technologically, or environmentally feasible.

24. If, in any year, the actual volume of groundwater withdrawn by the permittee equals 95 percent or more of any of the amounts of water allocated for use by this permit, then the permittee shall submit a report to the District that explains why the withdrawal of water PY the permittee equals 95 percent or more of the amounts allocated in this permil The report shall evaluate the effect of the following on the volume of water withdrawn by the pemiittee:

a) Climatic shortfalls (drought);
b) Greater than anticipated growth in the permittee's service area;
c) Inefficient usage within the service area
d) Other factors that account for the withdrawal volume equaling 95 percent or more of the allocation.

The report must include a breakdown of the population currently being served by the permittee, an updated projection of anticipated population that will be served for the following year, an evaluation as to whether the permittee anticipates whether it will be able to meet the water needs of the revised projected population without violating the allocations set forth In this permit, and a corrective action plan setting actions that the permittee intends to take if the evaluation indicates that allocations will be exceeded during the following year. The report must be submitted to the District by February 15 of the year following the year during which the permittee experienced withdrawals of water that equals 95 percent or more of the amount of water allocated for use by this permit.

25. The pem,ittee must implement the following in accordance with the schedule set herein.

a. No later than September 3, 2008, permittee shall identify viable, potential water supply partners including those that could provide alternative water supplies or partner with the permittee in the development of alternative water supplles. In addition, permittee shall identify potential alternative water supply projects that could be implemented with these partners to secure the quantities of water necessary to meet permittee's projected demands through 2025 without unacceptable Impacts ta water resources and related natural systems. Permittee shall contact these potential partners to determine the viability of developing partnership agreements with them for the identified potential water supply projects. A written description of the potential partners and projects along with a description of the contacts between permittee and the potential partners and the vlability of the development of partnership agreements shall be submitted to the District also no later than September 3, 2008.

b. No later than July 29, 2009, permittee shall prepare and submit to the District for review, a comprehensive written report of an evaluation of the technologic, economic, and

~~environmental feasibility of implementing the identified viable projects and partnerships. The~~

evaluations reported shall be performed to acceptable professional standards.

26. The lowest quality water source, including reclaimed water, surface water and storm water, must be used for each consumptive use supplied by the permittee when available, except where the permittee demonstrates that the use of the lower quality water source is not economically, environmentally, or technologically feasible.

27. The permittee's consumptive use shall not adversely impact wetlands, lakes, and spring flows or cause or contribute to a violation of minimum flows and levels adopted in Chapter 40C-8, F.A.C., except as authorized by an SJRWMD-approved minimum flow or level (MFL) recovery strategy. If unanticipated adverse impacts occur, the SJRWMD shall revoke the permit in whole or in part to curtail or abate the adverse impacts, unless the impacts can be mitigated by the permittee.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. 0. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@stwmd.com. within twenty-six {26) days of the District depositing notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice}. A petition must comply with Sections 120.54{5)(b)4, and 120.569(2)(c}, Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facstmile (fax), as explained in paragraph no. 5 below. Mediation pursuant to Section 120.573, Florida Statutes, is not available.

2. If the Governing Board takes action that substantially differs from the notice of District decision, a person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the District, but this request for administrative hearing shall only address the substantial deviation. Pursuant to Chapter 28--106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) at the office of the District Clerk *at* the mail/street address or email address described in paragraph no. 1 above, within twenty-six (26) days of the District depositing notice of final District decision In the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of final District decision {for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of final District decision {for those persons to whom the District does not mall or email actual notice). A petition must comply with Sections 120.54(5){b}4. and 120.569{2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. Mediation pursuant to Section 120.573, Flortda Statutes, is not available.

3. A person whose substantial interests are or may be affected has the right to a formal administrative hearing pursuant to Sections 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must arso comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

5. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida. Petitions received by the District Clerk after 5:00 p.m., or on a Saturday, Sunday, or legal holiday, shall be deemed filed as of 8:00 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the fonn of a PDF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).

7. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial Interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.

8. A person with a legal or equitable interest in real property who believes that a District permitting action is unreasonable or will unfairly burden the use of their property, has the
right to, within 30 days of receipt of the notice of District decision regarding a permit application, apply for a special magistrate proceeding under Section 70.51, Florida Statutes, by filing a written request for relief at the Office of the District Clerk located at District Headquarters, P. 0. Box 1429, Palatka, FL 32178-1429 (4049 Reid St., Palatka, FL 32177). A request for relief must contain the information listed in Subsection 70.51(6), Florida Statutes. Requests for relief received by the District Clerk after 5:00 p.m., or on a Saturday, Sunday, or legal holiday, shall be deemed filed as of 8:00 a.m. on the next regular District business day.

9. A timely filed request for relief under Section 70.51, Florida Statutes, tolls the time to request an administrative hearing under paragraph nos. 1 or 2 above. (Paragraph 70.51(10)(b), Florlda Statutes). However, the filing of a request for an administrative hearing under paragraph nos. 1 or 2 above waives the right to a special magistrate proceeding. (Subsection 70.51(10)(b), Florida Statutes).

10. Failure to file a request for refief within the requisite time frame shall constitute a waiver of the right to a special magistrate proceeding. (Subsection 70.51(3), Florida Statutes).

Notice Of Rights

11. Any person whose substantial interests are or may be affected who claims that final action of the District constitutes an unconstitutional taking of property without just compensation may seek review of the action in circuit court pursuant to Section 373.617, Florida statutes, and the Florida Rules of Civil Procedures, by filing an action in circuit court within 90 days of rendering of the final District action, (Section 373.617, Florida Statutes).

12. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who Is adversely affected by final District action may seek review of the action in the District Court of Appeal by fifing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

13. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review-wfth the Commission and serving a copy on the Florida Department of Environmental Protection and any person named in the order within 20 days of the rendering of the District order.

14. A District action is considered rendered, as referred to in paragraph nos. 11, 12, and 13 above, after it is signed on behalf of the District, and is filed by the District Clerk.

15. Failure to observe the relevant tlme frames for filing a petition for judicial review as described in paragraph nos. 11 and 12 above, or for Commission review as described in paragraph no. 13 above, will result In waiver of that right to review,

Notice Of Rights

Certificate of Service

I HEREBY CERTIFY that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

City of Eustis
PO Drawer68
Eustis, FL 32727-0068

At 4:00 p.m. thisii"tt"il"day of September, 2007.

f3,,tl

_____

Division of Permit Data Services Gloria Lewis, Director

St. Johns River Water Management District Post Office Box 1429
Palatka, FL 32178-1429
(386) 329-4152
Permit Number. 84879

~~APPENDIX B~~

~~Economic Impact Statement~~

EUSTIS
ECONOMIC IMPACT STATEMENT

Describe Project/Proposal

The purpose of this amendment is to comply with Year 2002 legislation to amend the local comprehensive plans to include a ten-year water supply plan as part of the Potable Water Element and make other amendments as required/needed. The goal is to ensure that long-term planning for needed water supplies and facilities matches current planning activities and development approvals.

Describe the Direct Economic Impact of the Project/Proposal upon the Operation of the County

There is no direct economic impact as a result of this amendment beyond normal facility planning for future growth. These amendments simply extend the City's normal five-year planning period for water facilities to a ten-year period.

Describe the Direct Economic Impact of the Project/Proposal upon the Property OwnersfTax Payers/Citizens who are Expected to be Affected

There is no direct economic impact as a result of this amendment to the property owners/tax payers/citizen of this City beyond normal facility planning for future growth.

Identify Any Potential Indirect Economic Impacts, Positive or Negative, Which Might OccuJ as a Result of the Adoption of the Ordinance

The extended planning horizon and potential for coordination with local and regional water supplies and users is expected to have a neutral-to-positive economic impact.

Citation

None.

~~APPENDIXC~~

~~Previous Alternate Water Source Letters~~

City of Eustis
P.O. Drawer68 • Eustis, Florida 32727-0068 • (352) 483-5430

September 3, 2008

Bill Adams
Division ofWater Use Regulation
St. Johns River Wat.er Management Dist 975 Keller Rd
Maitland FL 32714-1618

RE: Consumptive Use Permit #2634/ Condition No. 27a Dear Mr. Adams,

In accordance with the CUP No. 2634, Condition No. 27a, the potentiaJ Alternative Water Supply (AWS) Partners and Projects being considered by the City of Eustis are as follows:

The City Commission approved a "letter of intent" (LOI) to Seminole County on September 6, 2007 for the proposed Seminole County Regional Water Treatment Facility (SCRWfF) at Yankee Lake. The LOI is not legally binding but was required by Seminole County to evaluate the costs for the construction, operation and maintenance of the potential AWS project. The LOI also allows the City to participate in negotiating the Capacity Reservation Agreement (CRA).

The City continues to attend the Cooperator's Meetings, is participating in the late.st draft of the Master Capacity Rights Partnership Agreement and planning to meet with representatives from Seminole County to discuss the latest developments.

In the event the proposed SCRWfF at Yankee Lake project for whatever reason becomes-'"not feasible", the City may pursue the Coquina Coast Seawater Desalination Project as a viable option.

The City of Eustis is currently conducting a feasibility study through Boyle Engineering to investigate using a minimwn of 2 million gallons per day of surface water from Lake Yale and Lake Eustis for the purpose of offsetting groundwater demands within the City's service area. This feasibility study is a requirement of Condition #22 of CUP No. 2634. We are also pursuing a partnership with neighboring cities of Mount Dora and Tavares to expand the study to include the whole Harris Chain of Lakes as a possible source for an **AWS.**

If you have any questions feel free to contact me at (352) 483-5480

Sincerely,

Donald F. Stearns, P.E.
Public Utilities Director/City Engineer

~~Cc: Paul Berg, City Manager~~
~~Erwin Gajentan, Director of Water Larry Konieczko, P.E.~~

~~EXHIBIT D~~

CONSERVATION ELEMENT

~~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~~SJRWMD and ~~Florida Department of Environmental Protection~~FDEP, as provided for in the land development review procedures in the ~~Land Development Regulations~~ LDR.

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~~ SJRWMD 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~~SJRWMD, and/or the ~~Florida Department of Environmental Protection~~FDEP 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 sanitary sewer ~~waste~~ disposal may be used only where it is permittable by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~CIP;
b. Gross residential density is less than two units per acre;
c. Public water service is provided;
d. Wetlands and other designated environmentally sensitive resources are not displaced;

e. Impervious surfaces in a development, including road pavement, are limited to 25 percent; and
f. There is no net loss of flood storage capacity.

Policy CON 1.1.5: Lakeshore Development Limitations

The ~~Land Development Regulations~~LDR shall continue to limit development in areas near lake shorelines, as follows:

a. Erosion control plans will be required for all subdivisions and building sites in areas within 400 feet ~~from~~ of lake shorelines, including provisions for retaining trees and other natural vegetative cover. Ground disturbing activities will be minimized in all cases.
b. No net loss of 100-year flood storage area or wetlands function will be permitted.
c. 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.
d. 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 C~~c~~ity 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 C~~c~~ity 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~~FDEP

regarding types of restrictions within designated wellhead protection areas;

b. Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity; and

c. On-site waste disposal methods may be used only where permittable by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~CIP.

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~~LDR 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~~LDR 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~~BMP and regulations to minimize potential nonpoint pollution sources in accordance with the policies below.

Policy CON 1.2.1: Drainage Program

The City shall participate on a continuing basis in discussions with Lake County, the Lake County Water Authority, the ~~St. Johns River Water Management District~~SJRWMD, the ~~Florida Department of Transportation~~FDOT, 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 City or Eustis Planning ~~a~~Area to be included;
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.

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 62-40.04~~4~~20, FAC through the following actions:

a. Establishment of ~~Best Management Practices (~~BMP~~s)~~ applicable to existing areas of development and
b. Improvement of facilities as recommended in the ~~2005 Update to the~~2014 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 (~~BMP~~s)~~ on an ongoing basis to improve surface water quality through the ~~Land Development Regulations~~LDR and through public improvements as scheduled in the annually updated five-year ~~Capital Improvements Program~~CIP commensurate with the availability of funds through the stormwater utility, grants from other levels of government, and other sources. Such BMP~~s~~, based on recommendations contained in the ~~2002~~ 2014 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~~FDOT, ~~Florida Department of Environmental Protection,~~FDEP the ~~St. Johns River Water Management District~~SJRWMD, 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~~FDEP regarding types of restrictions within designated wellhead protection areas;
b. Limit impervious surface areas, including roofs and pavement, in high recharge areas and designated wellhead protection areas, except that impervious cover factors may be increased for infill locations in already developed areas of the same or greater intensity; and
c. On-site waste disposal methods may be used only where permittable by state and local agencies having jurisdiction and where public sewer service is unavailable and is not included in the current five-year ~~Capital Improvements Program~~CIP.

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.

OBJECTIVE CON 1.4: WATER CONSERVATION

~~To continue to implement water conservation measures to~~ Rreduce 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~~CIP.

Policy CON 1.4.3: Water Conservation Programs

The City shall, on an ongoing basis, cooperate with the ~~St. Johns River Water Management District~~SJRWMD 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 C~~e~~ity'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 through its

Reclaimed Water Master Plan.

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~~BMP as described in ~~*Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes*~~*Model Ordinance for Florida-Friendly Fertilizer Use on Urban Land* (Florida Department of Environmental Protection, ~~September 2, 2003~~2015).

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~~BMP.

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~~BMP 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~~Rule 64E-~~-~~6 FAC. On-site sub-surface waste disposal methods may be used only where permittable by state and local agencies having jurisdiction and where public service is unavailable and not included in the Five-~~-~~Year ~~Capital Improvements Element~~CIP at the time of application.

No on-site subsurface waste disposal is permitted in areas having the soil types listed below, except for existing lots-of-record of not less than 25,000 square feet and provided that the on-site disposal method is permittable by state and local agencies having jurisdiction under Florida Statute.

a. Anclote
b. Manatee
c. Iberia
d. Felda
e. Oklawaha
f. Placid
g. Pelham
h. Ocoee
i. Pompano
j. Iberia and Manatee
k. Anclote and Myakka
l. Swamp
m. Placid and Myakka
n. Emeralda
o. Myakka and Placid
p. Fellowship
q. Brighton
r. Montverde

Policy CON 2.1.2: Erosion Prevention

The City shall continue to provide for, in the ~~Land Development Regulations~~LDR, standards, site plan review procedures, and ~~Best Management Practices~~BMP 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~~LDR, including procedures for removal of vegetation,

temporary soil stockpiling, and soil stabilization.

OBJECTIVE CON 2.2: MINERAL RESOURCES

To promote, on an ongoing basis, the conservation and commercial use of locally available mineral resources in an environmentally acceptable manner.

Policy CON 2.2.1: Extraction of Mineral Resources

The City may permit the extraction of mineral resources in Agricultural (AG) land use areas, provided that:

a. Compatibility with existing and potential development can be shown in terms of the character, phasing, and buffering of the proposed mineral extraction activities;
b. Compatibility with existing and potential development can be shown in terms of access to the proposed mineral extraction activities;
c. The activity meets all applicable licenses, regulations, and standards and is permittable by state agencies having jurisdiction; and
d. Excavation, erosion control, and reclamation plans are submitted and provide for the protection of surface and groundwater resources, wetlands, and upland habitat areas (or their mitigation) and for the productive reuse of land after excavation is discontinued.

OBJECTIVE CON 2.3: WETLANDS

To continue to preserve the integrity of locally and regionally significant wetland communities from urban encroachment and degradation through the ~~Land Development Regulations~~LDR and ~~Best Management Practices~~BMP.

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.~~SJRWMD

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. 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:

a. 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;
b. Minimum setbacks for land clearing and building construction activities from high water lines of lakes and waterways; and
c. 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~~LDR 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~~ use 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~~LDR as detailed in Policy FLU 1.1.4 and shall review the ~~Land Development Regulations~~LDR 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

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~~LDR that:

a. Allow a mix of high density and intensity uses on development sites within the Central Business District;
b. Reduce fertilizers in urban landscapes through urban-scape requirements;
c. Require Florida Friendly Landscaping;
d. Encourage and protect the City's connected street network of small streets through the establishment of block standards for urban design districts; and
e. 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 H~~

RECREATION AND OPEN SPACE ~~GOALS, OBJECTIVES AND POLICIES~~ELEMENT

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~~2: 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:

a. Shuffleboard court;
b. Basketball court;
c. Tennis court;
d. Multi-purpose field;
e. Picnic area with tables;

f. Children's play equipment area; and
g. Open area for passive use.

Community parks may include larger quantities of the facilities in the previous list plus one of the following facilities as appropriate:

a. Community building;
b. Baseball and softball fields;
c. Swimming pool; and
d. Fishing pier.

Policy REC 1.1.~~4~~3: 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~~4: Bicycle and Pedestrian Master Plan

The City shall continue to implement the recommendations from the ~~develop a~~ 2011 City-wide Bicycle and Pedestrian Master Plan ~~by July 2011~~. This Master Plan ~~will~~ addresses local circulation via sidewalks, trails and bikeways to connect the City's downtown, neighborhoods, parks, and environmental features. The plan incorporates~~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 Plan, and the East CRA Master Plan.

Policy REC 1.1.~~6~~5: 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~~6: 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 City of 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 Lake Eustis shoreline to serve as a catalyst for economic growth and revitalization in the downtown area ~~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 recreation 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

To conserve open space in the Eustis Planning Area for passive recreation use and natural beauty consistent with the Future Land Use and Conservation elements.

Policy REC 1.4.1: Required Open Space

The City shall ~~establish~~ maintain maximum impervious surface percentages for each future land use designation, where applicable, through ~~the Future Land Use Element Appendix~~ the LDR 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~~ creation 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:

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 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:

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~~LDR provide insufficient protection; and
c. 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 designated areas in perpetuity as common open space through conservation easements, deed restrictions, or other means.

INTERGOVERNMENTAL COORDINATION ELEMENT ~~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:

a. Population projections;
b. Public school siting;
c. The location and extension of public facilities subject to concurrency; and
d. 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 C~~c~~ity 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 204~~35~~35 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 204~~35~~35 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~~2024; 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 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~~SJRWMD 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~~SJRWMD, 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;
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;
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~~FDEP, the ~~St. Johns River Water Management District,~~SJRWMD 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 waste~~s~~, consistent with federal and state guidelines and requirements, through the ~~Land Development Regulations~~LDR 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 City's ~~Land Development Regulations~~LDR shall continue to mandate that applicants first meet all applicable permit requirements relating to water quality, including those of the ~~St. Johns River Water Management District~~SJRWMD and ~~Florida Department of Environmental Protection~~FDEP.

Policy INT 1.4.3: Mapping Environmentally Sensitive Lands

The City shall continue to coordinate policies on environmentally sensitive lands, as provided for in the Lake County Conservation Element. The City's ~~Land Development Regulations~~LDR shall continue to regulate these areas through one or more of the following approaches:

a. Adopt by reference county regulations and procedures relating to matters not covered by C~~c~~ity regulations;
b. Utilize the general information presented in this element, the Conservation Element, and the Future Land Use Element as a basis for development review; and
c. Require applications for development of specified types and sizes 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 support to organizations which have an individual or collective interest in preserving the architectural and historical heritage of the City of Eustis.

Policy INT 1.4.6: National Register of Historic Resources

Where an application for development may involve the removal, alteration, or reuse of a historic structure listed on the National Register ,Tthe 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~~.

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

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:

a. SAIL Program;
b. ~~Section 8~~Housing Choice Voucher Program;
c. Rental Rehabilitation ;with Habitat for Humanity and the Lake County Action Agency

d. Weatherization Assistance program; ~~and~~
e. Section 202, Supportive Housing for the Elderly;~~ and~~
f. Community Development Block Grants.
~~g. 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 C~~c~~ity and school board to require cooperation in terms of population projections and school siting.

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 as an ex-officio non-voting member 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

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 sewer~~age~~ treatment and disposal systems that will be required to connect to central sewer facilities, and owners of on-site sewer~~age~~ 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~~
CAPITAL IMPROVEMENTS COMPREHENSIVE PLAN
~~GOALS, OBJECTIVES AND POLICIES~~

GOAL CIE 1: PUBLIC FACILITIES IMPROVEMENTS
Improve urban services and public facilities consistent with adopted levels of service and requirements for public health, safety, and welfare.

OBJECTIVE CIE 1.1: CAPITAL IMPROVEMENTS PROGRAM
To identify necessary improvements to the City's public facilities that maintain adopted levels of service.

Policy CIE 1.1.1: Capital Improvements Program

The City shall maintain an adopted Five-Year Capital Improvements Program (CIP) that includes projects which address the necessary improvements to public facilities to correct existing deficiencies, accommodate future growth, and replace obsolete and worn out facilities to maintain the adopted levels of service included in the applicable comprehensive plan elements (TRA 1.6.5, TRA 1.6.6; PWS 1.1.1 through 1.1.4; and DRG 2.1.2). The CIP is included at the end of this Element, and ~~Table 1 (the CIP) provides a schedule of capital improvements hereby adopted by the City.~~ is updated annually and adopted by resolution.

~~**Table 1 - 5 Year Capital Improvement Plan**~~

~~Project Description~~	~~FY 2014/15~~	~~FY 2015/16~~	~~FY 2016/17~~	~~FY 2017/18~~	~~FY 2018/19~~
~~Ferran Park Playground/Improvements~~	~~$ 477,697~~		~~$ 500,000~~		
~~Palmetto Plaza~~	~~$ 540,000~~				
~~Mobility Improvements~~	~~$ 268,085~~		~~$ 50,000~~		
~~Water ground storage tank~~			~~$ 500,500~~		
~~Flouride tanks~~				~~$ 365,500~~	
~~Reclaimed water expansion~~		~~$ 1,029,886~~	~~$ 979,886~~		
~~Water Galvanized Main Replacement~~	~~$ 482,950~~	~~$ 118,000~~	~~$ 36,500~~	~~$ 219,800~~	~~$ 167,700~~
~~Sewer Main Rehab~~	~~$ 486,000~~	~~$ 260,040~~	~~$ 155,100~~	~~$ 502,250~~	
~~Sidewalk replacement~~	~~$~~	~~$~~	~~$~~		

	261,017	134,624	116,469		
Street Resurface	$ 325,873	$ 283,900	$ 277,728		
Kurt St. stormwater		$ 300,000			
Lakeview stormwater			$ 550,000		
Titcomb/Idylwild stormwater					$ 100,000
Grand Island Shores stormwater					
Morse Rd					$ 50,000
Magnolia Ln					$ 50,000
Total	$ 2,841,622	$ 2,126,450	$ 3,166,183	$ 1,087,550	$ 367,700

Policy CIE 1.1.2: Public School Five Year Schedule of Capital Improvements

The City shall include within the five-year schedule of capital improvements measures to address any existing public school facility deficiencies and future public school facility needs consistent with the adopted level of service standard. A summary of the Lake County Public Schools' Five-Year Capital Improvement Program is attached.

Policy CIE 1.1.3: Annual Updates to the CIP

The City shall update the adopted CIP on an annual basis as part of the City's budget process.

Policy CIE 1.1.4: Capital Improvements Program Amendments

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

Policy CIE 1.1.5: Identification and Evaluation of Capital Improvement Projects (General)

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

a. Mitigation of impacts and remediation of deficiencies and hazards;
b. Cost effectiveness versus alternate solutions or timetables;
c. Funding availability, including local dedicated and general revenue sources and outside grants;
d. Consistency with the City of Eustis Comprehensive Plan;

e. Consistency with the plans and improvements of other jurisdictions;
f. Consistency with established City-prepared Water Supply Facilities Work Plans approved by the ~~St. Johns River Water Management District~~SJRWMD; and
g. Consistency with adopted Master Plans

Policy CIE 1.1.6: Identification and Evaluation of Capital Improvement Projects (Stormwater)

The City shall continue to take actions to improve stormwater runoff management through natural, manmade, and regulatory means, consistent with the Conservation Element for the purpose of improving water quality of discharges and enclosed basins; improving the recharge of stormwater into the aquifer; and encouraging stormwater reuse.

~~a.~~ The City will prioritize stormwater projects based upon the overall need and benefit. Capital projects will be considered based upon factors such as flooding, erosion, protection of water quality, recharge potential, feasibility of stormwater reuse and wetlands management; and

~~b. Table 4 Prioritizing Capital Projects, implements Recommendation 2 within the City's Stormwater Management Master Plan to address existing stormwater deficiencies based upon prioritizing capital projects. The Master Plan includes a concept for prioritizing capital projects including weighting factors for each condition. The ranking is 0 through 5 for each item. The higher the score, the higher the priority of construction.~~

~~**Table 4 – Prioritizing Capital Projects**~~

~~Factor~~	~~Condition~~	~~Rank~~
~~Flooding~~	~~Buildings~~	~~5~~
	~~Highways~~	~~4~~
	~~Catch Basins~~	~~3~~
	~~Retention / Detention Basin~~	~~2~~
	~~Outfall~~	~~1~~
	~~None~~	~~0~~
~~Erosion~~	~~Stream Bottom with potential of structural failure~~	~~5~~
	~~Stream Ditch Bank near structures~~	~~4~~
	~~Stream Bottom without potential of structural failure~~	~~3~~
	~~Construction caused by cleared site~~	~~2~~
	~~Minor / filling of swales~~	~~1~~
	~~None~~	~~0~~
~~Water Quality Protection~~	~~Very high removal / treatment level~~	~~5~~
	~~High removal / treatment level~~	~~4~~
	~~Average removal / treatment level~~	~~3~~
	~~Low removal / treatment~~	~~2~~
	~~Very low removal / treatment~~	~~1~~
	~~No potential for removal / treatment~~	~~0~~
~~Recharge~~	~~High~~	~~5~~
	~~Low~~	~~3~~
	~~None~~	~~0~~

~~Feasibility of Stormwater Reuse~~	~~Very High Potential – provides stormwater reuse for all users in conjunction with a reclaimed water system from a very dependable source~~	~~5~~
	~~High Potential – provides a standalone stormwater reuse system~~	~~4~~
	~~Average Potential – utilizes an existing reuse system and provides a back up supply~~	~~3~~
	~~Low Potential – cannot provide a source of reuse water because pond cannot retain water but can utilize reuse~~	~~2~~
	~~Very low potential – cannot supply and can only use a minimal amount of reuse~~	~~1~~
	~~No potential~~	~~0~~
~~Wetlands Management~~	~~Preservation and utilization of existing wetlands~~	~~5~~
	~~Creation of wetlands~~	~~4~~
	~~Preservation of wetlands~~	~~3~~
	~~Utilization of existing wetlands~~	~~2~~
	~~No wetlands on project~~	~~1~~
	~~Elimination of wetlands~~	~~0~~
~~Life Cycle Cost~~	~~High benefit to cost ratio~~	~~5~~
	~~Average benefit to cost ratio~~	~~3~~
	~~Low benefit to cost ratio~~	~~1~~
	~~No benefits~~	~~0~~

OBJECTIVE CIE 1.2: OTHER IMPROVEMENTS

To upgrade service in areas having obsolete, inadequate, or poorly maintained public facilities in stages as specified below.

Policy CIE 1.2.1: Central Water and Sewer Facilities

The City shall continue to implement an annual program to expand and upgrade central water and sewer facilities in older and unserved sections of the City.

Policy CIE 1.2.2: Inadequate Local Streets

The City shall continue to implement annual programs to improve inadequate local streets in stages.

Policy CIE 1.2.3: Drainage Problems

The City shall continue to implement an annual program to improve drainage problems in the City.

Policy CIE 1.2.4: Capital Improvement Projects

Capital improvement projects included hereunder will be subject to the same evaluation criteria as in Policy CIE 1.1.5 of this element.

GOAL CIE 2: RELATION TO LAND USE

Ensure an efficient pattern and manageable pace of development in relation to the provision of public facilities and services so that specific public facilities and services necessary to support development are available concurrent with the impact of development.

OBJECTIVE CIE 2.1: CONCURRENCY MANAGEMENT

To maintain an adopted concurrency management system that provides procedures to ensure that no development will be permitted unless the facilities and services necessary to support that development commensurate with adopted ~~levels of service (~~LOS~~s)~~ are in place or will be in place concurrent with the impacts of development.

Policy CIE 2.1.1: Concurrency Requirement

The City shall require that the public facilities needed to support new development are available at the adopted LOS standards concurrent with the impacts of the development in accordance with Florida Statutes.

Policy CIE 2.1.2: Proposed Development Applicants

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

Policy CIE 2.1.3: Concurrency Determination

Prior to the approval of applications for a development order or permit which contains a specific plan for development, including the densities and intensities of development, the City shall make an official determination as to whether conditions of concurrency in relation to available infrastructure capacity for potable water, sanitary sewer, solid waste, and drainage or agreements to provide same shall be consistent with state requirements. This includes the requirement that the issuance of any development order or permit will be conditioned on the availability of public facilities and services at the adopted LOS standards concurrent with the impacts of development. This does not apply to roadway capacity.

Policy CIE 2.1.4: Major Subdivisions and Developments

For major subdivisions and developments requiring site plan approval (as defined in the Land Development Regulations) the applicant will be required to submit a study which covers all areas with adopted level of service standards (i.e., potable water, wastewater, stormwater, ~~public school facilities,~~ and solid waste) to facilitate concurrency determinations by the City.

Policy CIE 2.1.5: Capacity Vesting

Determinations of vesting status by the City and rights available there under for proposed development shall be consistent with~~:~~ Florida Statutes. The concurrency management system will include an evaluation of infrastructure capacity expected to be required for known development with vested development rights status.

Policy CIE 2.1.6: Capacity Reservation

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

must take place or forfeit said reserved capacity and fees.

Policy CIE 2.1.7: Concurrency Mitigation Options

In the event that a new development does not meet concurrency requirements for public facilities, the following options are available to the applicant to mitigate the impacts:

a. Phase the development in accordance with planned facility improvements;
b. Reduce the program of the proposed development to within available capacity level of deficient facility;
c. Enter in an executable and enforceable development agreement that includes measures to mitigate the impacts of the new development.

Capacity may be reserved once the development agreement is made between the City and the applicant.

Policy CIE 2.1.8: Concurrency Management System

A concurrency management system shall be implemented by the City as follows:

a. For water and sewer systems, relationships to available capacity and impacts on system performance (LOS) will be determined by the City based on its per-unit consumption/discharge records and system performance data;
b. For stormwater management, developments designed to meet LOS standards set forth herein shall be deemed to meet concurrency requirements;
c. For solid waste collection and disposal, the ability of the City to provide at least weekly collection and adequate disposal of normal solid wastes, as determined by city or county collection and performance data, shall be deemed to meet concurrency requirements; and

For public school facilities, the City shall coordinate data collection and reporting with the Lake County School Board for concurrency determinations in accordance with the approved Interlocal Agreement. The LOS for all schools shall be set at 100% of FISH permanent capacity, except in instances where the CORE (dining) capacity is greater than the FISH permanent capacity, in which case the school capacity shall be increased to that of the CORE (dining) capacity and the level of service maintained at 100% of this capacity. In no instance shall the school capacity increase more than 125% due to additional CORE (dining) capacity.

Policy CIE 2.1.9: Impact Evaluations

Impact evaluations shall be prepared by the developer according to the City's specifications and requirements.

Policy CIE 2.1.10: Proposed Developments Exemptions

For the purpose of issuing a development order or permit, the ~~Land Development Regulations~~LDR shall specify proposed developments that are

exempt from compliance with the concurrency management system such as replacement residences, interior renovations, accessory structures, etc.

Policy CIE 2.1.11: De Minimis Impact Criteria

For the purpose of issuing a development order or permit, the ~~Land Development Regulations~~LDR shall specify if a proposed development is deemed to have a *de minimis* impact on City facilities and is therefore not subject to concurrency management system requirements. A *de minimis* impact is one that would not affect more than 1% of the maximum volume at the facility's adopted level of service. The City shall account for the impacts of such development on an annual basis using an aggregate impact procedure.

Policy CIE 2.1.12: Redevelopment Credits

Proposed redevelopment shall be credited for the existing demand on available capacity. If a redevelopment project generates demand for facilities in excess of the existing demand which it is replacing, a concurrency review shall be required; however the concurrency review shall only address the amount by which the proposed demand generated exceeds the demand of existing development.

Policy CIE 2.1.13: Water Supply Concurrency

The City shall issue no development orders or permits without first consulting with its potable water supplier(s) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

GOAL CIE 3: FUNDING AND REVENUE SOURCES

Provide public facilities meeting the adopted level of service standards commensurate with available resources and sound fiscal practice.

OBJECTIVE CIE 3.1: BUDGETING GUIDELINES

To support the provision of public facilities that meet the adopted level of service standards while conforming to the fiscal guidelines for capital improvements financing and budgeting.

Policy CIE 3.1.1: Finance of Major Capital Improvements

If financing is required, the City shall finance major capital improvements with revenue bonds having dedicated funding sources, where practical.

Policy CIE 3.1.2: Debt Service Requirement

On a continuing basis, the City shall provide for a realistic annual debt service requirement for which payment can be achieved within conservative estimating practices. All debt must be issued in accordance with federal,

state, and local municipal bond requirements and must have a final maturity not to exceed 30 years or in accordance with normal municipal bond market trends.

Policy CIE 3.1.3: Level of Revenues

On a continuing basis, the City shall provide a sufficient level of revenue~~s~~ required to meet annual debt service requirements under the stipulations of outstanding bond obligations. A sufficient level of revenue~~s~~ is defined as the required amount of revenue~~s~~ and surplus necessary to pay all annual operational costs and provide a balance of funds to meet the annual debt service requirements of outstanding bond obligations.

Policy CIE 3.1.4: Proportionate Fair Share

The City shall ensure that new development bears a proportionate fair share of public improvement costs needed to maintain adopted levels of service.

Policy CIE 3.1.5: Impact Fees

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

Funding Source	Project ID	Project Description	Fiscal Year				
			25/26	26/27	27/28	28/29	29/30
Stormwater							
Sales Tax Capital Projects Fund	010-8600-519-60-53	Northshore Culvert	$475,000				
Stormwater Utility Revenue Fund	049-3750-538-60-02	Culvert Replacement					
Stormwater Utility Revenue Fund	049-3750-538-60-03	Eustis Street and Gottsche Avenue	$150,000				
Stormwater Utility Revenue Fund	049-3750-538-60-03	Flooding Control	$100,000		$100,000		
Stormwater Utility Revenue Fund	049-3750-538-60-11	Donnelly Avenue Stormwater System				$100,000	
Stormwater Utility Revenue Fund	049-3750-538-60-12	Donnelly Avenue to Badger Street Storm Pipe				$80,000	
		Stormwater Project Total	$725,000	$0	$100,000	$180,000	$0
Transportation							
Sales Tax Capital Projects Fund	010-8600-541-60-29	Eustis Mobility New Sidewalks	$60,000	$60,000	$70,000	$80,000	
Sales Tax Capital Projects Fund	010-8600-541-60-47	Northshore Bridge Construction			$100,000	$5,000,000	
Sales Tax Capital Projects Fund	010-8600-541-60-50	Rosenwald Gardens Road	$220,000				
Street Improvement Fund	013-8600-541-64-13	Crosswalks and Intersections				$20,000	
		Transportation Project Total	$280,000	$60,000	$170,000	$5,100,000	$0
Potable Water							
Water and Sewer R&R Fund	042-8600-533-66-07	Water Plant VFD's & Controllers				$110,000	
Water and Sewer R&R Fund	042-8600-533-66-31	Pump Replacements	$25,000	$25,000	$25,000	$30,000	
Water and Sewer R&R Fund	042-8600-533-66-42	Heathrow WTP Ground Storage		$80,000	$1,000,000		

Funding Source	Project ID	Project Description	Fiscal Year				
			25/26	26/27	27/28	28/29	29/30
		Tank					
Water and Sewer R&R Fund	042-8600-533-66-43	Pine Meadows Main Replacement				$150,000	
Water and Sewer R&R Fund	042-8600-533-66-55	Sorrento Pines West 12" Waterline	$325,000				
Water Impact Fee Fund	065-8600-533-67-02	Eastern Water Main Extension		$300,000			
Water Impact Fee Fund	065-8600-533-67-16	Rosenwald 7 Block Water Main	$250,000				
Water Impact Fee Fund	065-8600-533-67-37	Eastern Reclaimed Water Main Extension		$300,000			
Water Impact Fee Fund	065-8600-533-67-37	Reclaimed Water Main Expansion	$100,000		$150,000	$90,000	
		Potable Water Project Total	$700,000	$705,000	$1,175,000	$380,000	$0
Sanitary Sewer							
Water and Sewer R&R Fund	042-8600-535-66-35	Bates Avenue Plant Sewer Upgrade		$100,000			
Water and Sewer R&R Fund	042-8600-535-66-44	Master Lift Station Upgrade	$120,000	$600,000			
Water and Sewer R&R Fund	042-8600-535-66-47	Influent Pump Eastern Capacity		$60,000		$300,000	
Sewer Impact Fee Fund [1]	066-8600-535-60-01	Eastern Force Main Extension		$400,000			
Sewer Impact Fee Fund	066-8600-535-68-17	Rosenwald 7 Blocks Sewer	$700,000				
		Sanitary Sewer Project Total	$820,000	$1,160,000	$0	$300,000	$0
Upper Ocklawaha Basin Management Action Plan Projects							
City of Eustis Stormwater Utility Fee	STAR- EUSTIS02-EUS	Water Quality Education Materials	$9,300				
Lake County ARPA	STAR- EUSTIS20	Extension of Sewer Lines	$100,000				

Funding Source	Project ID	Project Description	Fiscal Year				
			25/26	26/27	27/28	28/29	29/30
		BMAP Project Total	$109,300	$0	$0	$0	$0
		Total	$2,634,300	$1,925,000	$1,445,000	$5,960,000	$0

Project Number	Project Name	Current Budget	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Five Year Total
SALES TAX CAPITAL PROJECTS FUND								
010-8600-519-60-11	COMPUTER UPGRADE PROG	69,080	65,000	65,000	65,000	65,000	65,000	325,000
010-8600-521-60-01	POLICE VEHICLES	175,000	175,000	175,000	175,000	175,000	180,000	880,000
010-8600-521-60-12	POLICE EQUIPMENT REPLACEMENT	16,740	38,000	38,000	38,000	38,000	45,000	197,000
010-8600-522-60-36	FIRE LIFE PACK	33,812	-	-	-	-	-	-
010-8600-522-60-37	FIRE HYDRAULICS	30,067	-	-	-	-	-	-
010-8600-522-60-10	FIRE INSPECTION VEHICLE	26,392	-	-	-	-	30,000	30,000
010-8600-522-60-34	FIRE RESPONSE EQUIPMENT	74,202	-	-	-	-	-	-
010-8600-522-60-04	FIRE BUNKER GEAR	52,500	-	-	-	-	-	-
010-8600-522-60-39	FIRE RESCUE TRUCK REPLACEMENT	-	120,000	-	-	-	-	120,000
010-PREV-TBD	FIRE LADDER TRUCK REPLACE DEBT SERVICE	-	-	174,700	174,700	174,700	174,700	698,800
010-PREV-TBD	FIRE TOWER REPLACE DEBT SERVICE	-	-	-	-	-	218,000	218,000
010-8800-522-70-71	FIRE ENGINE 22 PUMPER REPLACE DEBT SERVICE	92,900	92,900	92,900	92,900	92,900	-	371,600
010-NEW-TBD	FIRE STATION 22 RENOVATION	-	-	-	-	-	201,250	201,250
010-NEW-TBD	FIRE AIRPACKS AND GEAR EXTRACTOR	-	-	-	-	-	175,000	175,000
010-NEW-TBD	FIRE STATION 22 GENERATOR	-	-	-	-	-	25,000	25,000
010-8600-522-60-40	FIRE STATION GARAGE DOORS	-	25,000	-	-	-	-	25,000
010-8600-519-60-45	PW LUSTIS MOBILITY NEW SIDEWALKS	78,108	51,500	53,000	54,500	56,000	57,500	272,500
010-8600-541-60-03	SIDEWALK PROJECT	186,840	80,511	82,721	97,169	99,844	103,500	463,745
010-8600-541-60-04	STREET SEALING	86,671	86,447	92,511	28,066	54,186	54,000	315,210
010-8600-541-60-15	STREET RESURFACING	457,360	327,942	375,727	349,813	442,261	449,921	1,945,664
010-8600-541-60-34	KURT STREET IMPROVEMENTS	175,000	-	-	-	-	-	-
010-8600-541-60-37	PW PARKING GARAGE LANDSCAPING	20,000	-	-	-	-	-	-
010-8600-541-60-38	PW DUMP TRUCK REPLACEMENT	-	70,000	-	-	140,000	80,000	290,000
010-8600-541-60-43	PW MAINTENANCE FACILITY (CARVER PARK)	4,534	-	-	-	-	-	-
010-8600-541-60-44	PUBLIC WORKS SIGNALIZATION	56,000	28,000	28,000	28,000	28,000	28,000	140,000
010-8600-541-60-06	PW ROLLER - STREETS	47,500	-	-	-	-	-	-
010-PREV-TBD	PW BUCKET TRUCK	-	-	-	180,000	-	-	180,000
010-8600-517-60-01	PW BUILDING IMPROVEMENTS	90,300	38,550	98,350	62,700	78,800	90,000	368,400
010-8600-517-60-02	PW BOAT RAMP DOCK	35,000	-	-	-	-	-	-
010-8600-541-60-45	PW LAKE WALK FLOATING DOCK REPAIRS	123,518	-	-	-	-	-	-
010-PREV-TBD	PW FERRAN PARK PHASE 4	-	-	1,431,000	-	-	-	1,431,000
010-8600-517-60-03	PW SUNSET ISLE SKATE PARK	347,923	-	-	-	-	-	-

010-8600-517-60-05	PW LAKE WILLY WALK RESEAL	-	30,900	-	-	-	-	**30,900**
010-8600-572-60-60	FDOT RAIL GRANT MATCH	6,631	-	-	-	-	-	-
010-8600-571-60-15	LIBRARY HVAC DUCTWORK PROJECT	8,739	-	-	-	-	-	-
010-8600-571-60-26	LIBRARY-CARPET REPLACEMENT	4,280	-	-	-	-	-	-
010-8600-571-60-27	LIBRARY-PUBLIC COMPUTER REPLACEMENT	1,442	-	-	-	-	-	-
010-8600-571-60-06	LIBRARY - SHELVING & SEATING	43,695	-	-	-	-	-	-
010-8600-571-60-16	LIBRARY - RECEPTION ELECTRONIC CONVERSION	42,900	-	-	-	-	-	-
010-8600-572-60-02	REC FACILITY IMPROVEMENTS	60,000	-	-	-	-	-	-
010-8600-572-60-12	SENIOR CENTER PROJECTS	50,000	-	-	-	-	-	-
010-8600-572-60-15	FERMAN PARK PHASE 2A	335	-	-	-	-	-	-
010-8600-572-60-16	POOL SHADE COVERS	14,731	-	-	-	-	-	-
010-8600-572-60-22	RAQUET/TENNIS COURTS	20,000	-	-	-	-	-	-
010-8600-572-60-46	RECREATION-WOMAN'S CLUB PARKING LOT	14,220	-	-	-	-	-	-
010-8600-572-60-48	RECREATION-LAKE COMMUNITY ACTION	38,000	-	-	-	-	-	-
010-8600-572-60-74	RECREATION-CARVER PARK EQUIP/EREC BLDG	5,193	-	-	-	-	-	-
010-8600-572-60-77	RECREATION-SUNSET ISLE TENNIS CT RESURF	60,000	-	-	-	-	-	-
010-8600-572-60-78	RECREATION-SUNSET ISLE RENOVATION STUDY	15,000	-	-	-	-	-	-
010-8600-572-60-80	RECREATION-SPLASHPAD	14,333	-	-	-	-	-	-
010-8600-572-60-81	RECREATION-SOCCER FIELD IMPROVEMENTS	275	-	-	-	-	-	-
010-8600-572-60-82	RECREATION-CARVER PARKING LOT	29,934	-	-	-	-	-	-
010-8600-572-60-49	PARKS & REC - ADMIN VEHICLE REPLACE	21,537	-	-	-	-	25,000	**25,000**
010-8600-572-60-79	FACILITY RENTAL - VEHICLE REPLACE	21,077	-	-	-	-	-	-
010-8600-517-60-06	RECREATION - AMERICAN LEGION CEILING	-	25,750	-	-	-	-	**25,750**

Project Number		Current Budget	Project Name	FY 17-18	FY 18-19	FY 19-20	FY 20-21
	FY 21-22		Five Year Total				
010-8600-572-60-45	RECREATION - CARVER ATHLETIC FIELD TURF	85,000	-	-	-	-	-
010-8600-572-60-47	RECREATION - METAL GARAGE SHELTER	40,000	-	-	-	-	-
010-8600-515-60-01	CODE ENFORCEMENT - VEHICLES	20,479	-	-	-	-	-
010-8600-524-60-01	BUILDING SRVCS - VEHICLES	29,019	-	-	40,000	-	-	**40,000**
	SALES TAX CAPITAL PROJECTS FUND TOTAL	**2,926,267**	**1,255,500**	**2,706,909**	**1,385,848**	**1,444,691**	**2,001,871**	**8,794,819**
	COMMUNITY REDEVELOPMENT FUND							
014-8600-581-60-38	SIDEWALK/TREE PLANTING	163,936	75,481	66,469	53,376	54,845	80,000	**330,172**
014-8600-581-60-21	PW LAKE EUSTIS SEAWALL STUDY	-	40,000	400,000	-	-	-	**440,000**
014-8600-581-60-43	SPLASH PAD	65,721	-	-	-	-	-	-
014-NEW-TBD	BAY STREET DRAINAGE IMPROVEMENTS	-	-	-	-	-	145,000	**145,000**
014-8600-581-92-49	STREET REHABILITATION - GRANT	49,925	-	-	-	-	-	-
014-8600-581-92-52	PALMETTO PLAZA - CDBG GRANT	750,000	-	-	-	-	-	-
	COMMUNITY REDEVELOPMENT FUND TOTAL	**1,029,582**	**115,481**	**466,469**	**53,376**	**54,845**	**225,000**	**915,172**
	STORMWATER UTILITY REVENUE FUND							
049-3720-538-60-85	STORMWATER STUDY LAKEVIEW	4,664	-	-	-	-	-	-
049-3720-538-60-64	ARDICE AVE - KURT & RUELME	300,000	-	-	-	-	-	-
049-NEW-TBD	BULL DOZER	-	-	-	-	-	225,000	**225,000**
049-NEW-TBD	TRACTOR BUSH HOG MOWER	-	-	-	-	-	35,000	**35,000**
049-3720-538-60-66	CONCRETE CRUSHING	36,000	-	-	-	-	40,000	**40,000**
049-3720-538-60-67	TEDFORD STORMWATER IMPROVEMENTS	-	51,500	-	-	-	-	**51,500**
049-3720-538-60-68	LIBERTY SUBD STORMWATER IMPROV	-	154,500	-	-	-	-	**154,500**
049-PREV-TBD	BUENA VISTA STORMWATER IMPROV	-	-	212,000	-	-	-	**212,000**
049-3720-538-60-65	PW STORM GRADALL EQUIP	100,000	-	-	-	-	-	-
049-3720-538-60-69	PW STREET SWEEPER	-	200,000	-	-	-	-	**200,000**
049-3720-538-60-63	STORMWATER MASTER PLAN IMPROV	49,252	-	-	-	224,000	-	**224,000**
	STORMWATER UTILITY REVENUE FUND TOTAL	**489,916**	**406,000**	**212,000**	**-**	**224,000**	**300,000**	**1,142,000**
	FIRE PREVENTION CAPACITY EXPANSION TRUST FUND							
059-2230-522-60-64	FIRE ADMIN VEHICLE	50,000	-	-	-	-	-	-
	FIRE PREV CAP EXP TRUST FUND TOTAL	**50,000**	**-**	**-**	**-**	**-**	**-**	**-**
	PARKS & RECREATION CAPACITY EXP TRUST FUND							
063-8600-517-60-03	PW SUNSET ISLE SKATE PARK	152,077	-	-	-	-	-	-
	PARKS & REC CAP EXP TRUST FUND TOTAL	**152,077**	**-**	**-**	**-**	**-**	**-**	

WATER & SEWER CAPITAL FINANCING								
042-8600-535-66-72	TRACTOR BOOM MOWER	140,000	-	-	-	-	-	-
042-8600-535-66-73	SLUDGE TANKER	150,000	-	-	-	-	-	-
042-8600-533-65-71	ONE-TON SERVICE TRUCK	40,000	-	-	-	-	-	-
042-8600-533-65-72	HALF-TON SERVICE TRUCK	30,000	-	-	-	-	-	-
042-8600-533-65-73	ONE-TON DUMP TRUCK	80,000	-	-	-	-	-	-
042-8600-533-65-74	CREW CAB SERVICE TRUCK	70,000	-	-	-	-	-	-
042-8600-533-65-68	WATER DEPARTMENT CAR	25,000	-	-	-	-	-	-
042-8600-533-65-69	HALF-TON IRRIGATION PICKUP	30,000	-	-	-	-	-	-
042-8600-535-66-78	WASTEWATER PICKUP REPLACEMENTS	104,000	-	-	-	-	-	-
042-8600-533-65-02	WATER METER HEAD REPLACEMENT	180,000	-	-	-	-	-	-
042-8600-533-65-70	METER REPLACEMENT	39,000	-	-	-	-	-	-
042-8600-533-65-35	CHEMICAL FEED SYSTEM MAINTENANCE	56,000	-	-	-	-	-	-
042-8600-533-66-27	WATER TANK INSPECTIONS	70,000	-	-	-	-	-	-
042-8600-533-66-30	DIRECTIONAL BORES	40,000	-	-	-	-	-	-

Project Number	Project Name	Current Budget	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Five Year Total
042-8600-533-66-31	WATER PUMP REPLACEMENTS	88,000	-	-	-	-	-	-
042-8600-533-66-32	WATER CHECK VALVES	20,000	-	-	-	-	-	-
042-8600-533-66-33	WATER TANK PAINTING	20,000	-	-	-	-	-	-
042-8600-533-66-37	WATER DEPARTMENT PAVE AND RESEAL	25,000	-	-	-	-	-	-
042-8600-533-65-07	WATER METER REBUILD AND REPLACE	450,000	-	-	-	-	-	-
042-8600-533-65-40	ARDICE WATER PLANT HIGH SERVICE PUMP	128,500	-	-	-	-	-	-
042-8600-535-66-56	SEWER AIR RELEASE VALVE REHAB	20,000	-	-	-	-	-	-
	WATER & SEWER CAPITAL FINANCING TOTAL	1,805,500	-	-	-	-	-	-
WATER & SEWER R&R FUND								
042-PREV-TBD	WATER / REMOTE METER READING	-	-	100,000	-	-	-	100,000
042-8600-533-65-35	WATER / CHEMICAL FEED	-	-	-	-	14,000	14,000	28,000
042-8600-533-65-45	WATER / WTR LINE REPL-	28,515	-	-	-	-	-	-
042-8600-533-65-47	WATER / UPDATE MASTER	18,248	-	-	-	-	-	-
042-8600-533-65-50	WATER / WATER AUDIT	79,072	-	-	-	-	-	-
042-8600-533-65-59	WATER / HASELTON PLT	11,760	-	-	-	-	-	-
042-8600-533-66-28	WATER / IDLEWILD LINE REP	304	-	-	-	-	-	-
042-8600-533-66-30	WATER / DIRECTIONAL BORES	-	-	-	-	10,000	10,000	20,000
042-8600-533-66-31	WATER / WATER PUMP REPL	-	-	-	-	22,000	22,000	44,000
042-8600-533-66-32	WATER / CHECK VALVES	-	-	-	-	5,000	5,000	10,000
042-8600-533-66-33	WATER / TANK PAINTING	-	-	-	-	5,000	5,000	10,000
042-8600-533-66-35	WATER / HASELTON PLT LLC	453,896	-	-	-	-	-	-
042-8600-533-66-36	WATER / SR44 WIDENING	129,000	-	-	-	-	-	-
042-PREV-TBD	WATER / CORNELIA DR SECOND CONNECT	-	-	-	44,690	-	-	44,690
042-PREV-TBD	WATER / CR44 TIE IN & ABANDONED MAIN	-	-	97,520	-	-	-	97,520
042-8600-533-66-38	WATER / HAWLEY ST GALV & CAST IRON	-	125,660	-	-	-	-	125,660
042-PREV-TBD	WATER / MAGNOLIA AVE GALV MAIN	-	-	-	239,582	-	-	239,582
042-8600-533-66-39	WATER / STEVENS AVE MAIN REPLACE	-	61,285	-	-	-	-	61,285
042-PREV-TBD	WATER / SUMMIT ST GALV MAIN	-	-	44,838	-	-	-	44,838
042-8600-533-65-67	WATER / THREE LAKES GALV MAIN	242,000	-	-	-	-	-	-
042-PREV-TBD	WATER / WATER METER REBUILD-REPLACE	-	-	-	-	150,000	150,000	300,000
042-PREV-TBD	WATER / ARDICE TOWER REMOVE & HYDRO TANK	-	-	-	54,500	168,000	-	222,500
042-8600-533-66-40	WATER / ARDICE GROUND STORAGE TANK	-	819,365	-	-	-	-	819,365
042-NEW-TBD	WATER / ARDICE WELL REHAB	-	-	-	-	-	73,500	73,500

042-8600-533-65-66	WATER / CR44 ARDICE BULK FLOURIDE & CONTROLS	26,700	26,700	-	-	-	-	**26,700**
042-NEW-TBD	WATER / EASTERN WELL ONE REHAB & UPGRADE	-	-	-	-	-	73,500	**73,500**
042-NEW-TBD	WATER / CROM TANK REPAIRS	-	-	-	-	-	350,000	**350,000**
042-NEW-TBD	WATER / EASTERN CUP INCREASE	-	-	-	-	-	25,000	**25,000**
042-NEW-TBD	WATER / OAKWOOD & EDGEWATER CAST IRON REPLACE	-	-	-	-	-	98,500	**98,500**
042-NEW-TBD	WATER / LAUREL OAK ROAD	-	-	-	-	-	55,000	**55,000**
042-NEW-TBD	WATER / YALE RETREAT ROAD	-	-	-	-	-	40,000	**40,000**
042-NEW-TBD	WATER / HASELTON STORAGE TANKS REHAB	-	-	137,000	134,500	-	-	**271,500**
042-NEW-TBD	WATER / RECLAIMED WATER MAIN EXTENSION	-	-	344,000	-	-	-	**344,000**
042-PREV-TBD	WATER / COUNTRY CLUB RD GALV MAIN	-	-	-	-	143,920	-	**143,920**
042-PREV-TBD	WATER / JEFFERIES CT GALV MAIN	-	-	-	-	66,640	-	**66,640**
042-PREV-TBD	WATER / LAKE YALE LANDING RECLAIM RETRO	-	-	-	506,850	-	-	**506,850**
042-PREV-TBD	WATER / SPRING RIDGE RECLAIM RETRO	-	-	-	20,000	-	711,000	**731,000**
042-NEW-TBD	WATER / HALF TON SERVICE TRUCK	-	-	-	-	-	40,000	**40,000**
042-PREV-TBD	WATER / ADMIN TRUCK HALF TON	-	-	-	-	30,000	-	**30,000**
042-NEW-TBD	WATER / ONE TON SERVICE TRUCK	-	-	-	-	-	50,000	**50,000**
042-NEW-TBD	ROBOTIC SURVEY SYSTEM	-	-	-	-	-	35,000	**35,000**
042-NEW-TBD	SEWER / RIB TRACTOR	-	-	-	-	-	51,060	**51,060**
042-NEW-TBD	SEWER / BATES AVENUE SEWER UPGRADE	-	-	-	-	-	50,000	**50,000**
042-NEW-TBD	SEWER / MCCULLOCHS ALLEY SEWER MODIFICATION	-	-	-	-	-	140,000	**140,000**
042-NEW-TBD	SEWER / LAUREL OAK SEWER REHAB	-	-	-	-	-	61,000	**61,000**
042-NEW-TBD	SEWER / ROLLEMI EASEMENT SEWER REHAB	-	-	-	-	-	45,000	**45,000**

Project Number	Project Name	Current Budget	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Five Year Total
042-NEW-TBD	SEWER / HOLDING POND IMPROVEMENTS	-	-	-	-	-	531,875	531,875
042-NEW-TBD	SEWER / LIFT STATION 9 REHAB	-	-	-	-	-	448,500	448,500
042-NEW-TBD	SEWER / WWTP CHLORINE STATION RELOCATE	-	-	-	-	-	233,450	233,450
042-NEW-TBD	SEWER / CHLORINE CONTACT CHAMBER	-	-	-	-	-	43,010	43,010
042-PREV-TBD	SEWER / WASTEWATER PICKUP TRUCK REPLACEMENT	-	-	-	-	26,000	30,000	56,000
042-8600-535-66-43	SEWER / SUBMERSIBLE PU	35,000	35,000	35,000	35,000	35,000	35,000	175,000
042-8600-535-66-45	SEWER / EFFLUENT PUMP&MOTO	30,000	-	-	-	-	-	-
042-8600-535-66-50	SEWER / LIFT STATION CONTROL PANELS	27,000	27,000	27,000	27,000	27,000	27,000	135,000
042-8600-535-66-56	SEWER / AIR REL VAL REH	-	-	-	-	5,000	5,000	10,000
042-8600-535-66-57	SEWER / MANHOLE REHAB	20,000	20,000	20,000	20,000	20,000	20,000	100,000
042-8600-535-66-58	SEWER / E WWPT NITRO ENG	3,910	-	-	-	-	-	-
042-8600-535-66-61	SEWER / SECURITY/SURVEILANCE	105,000	-	-	-	-	-	-
042-8600-535-66-65	SEWER / E. REHA. MODIF.	123,688	-	-	-	-	-	-
042-8600-535-66-70	SEWER / EASTERN WWTP EXPANSION CITY	1,147,325	-	-	-	-	-	-
042-8600-535-66-79	SEWER / WOODWARD SEWER REPLACE	-	13,390	396,175	-	-	-	409,565
042-PREV-TBD	SEWER / EASTERN RECLAIM GROUND STORAGE TANK EXP	-	-	-	1,226,250	-	-	1,226,250
042-8600-535-66-80	SEWER / SCADA UPGRADE	-	82,400	-	-	-	-	82,400
042-PREV-TBD	SEWER / MAY ST SEWER & LIFT STATION	-	-	-	49,050	560,000	-	609,050
042-PREV-TBD	SEWER / SPRAYFIELD TRANSFER PUMPS	-	-	-	-	464,800	-	464,800
042-PREV-TBD	SEWER / BELT PRESS REFURB	-	-	-	-	80,640	-	80,640
	WATER & SEWER R&R FUND TOTAL	2,481,418	1,210,800	1,201,533	2,357,422	1,833,000	3,478,395	10,081,150
	WATER & SEWER SERIES 2016 REVENUE BOND							
042-8600-537-68-01	SEWER / MCD-MARY REHAB SLIPLINE	121,000	-	-	-	-	-	-
042-8600-537-68-02	SEWER / LAKEVIEW WATER REPLACE	1,250,000	-	-	-	-	-	-
042-8600-537-68-03	SEWER / LAKEVIEW SEWER REPLACE	1,250,000	-	-	-	-	-	-
042-8600-537-68-04	SEWER / NORTHSIDE SLIPLINE	264,500	-	-	-	-	-	-
042-8600-537-68-05	SEWER / SOUTHSIDE SLIPLINE	161,000	-	-	-	-	-	-
042-8600-537-68-06	SEWER / GROVE ST SEWER REHAB SLIPLINE	78,200	-	-	-	-	-	-
042-8600-537-68-07	SEWER / MASTER LIFT STATION UPGRADE	485,000	-	-	-	-	-	-
042-8600-537-68-08	SEWER / SLUDGE HANDLING UPGRADE	525,000	-	-	-	-	-	-

042-8600-537-68-09	SEWER / EASTERN WWTP EXPANSION	3,900,000	-	-	-	-	-	-
	WATER & SEWER REVENUE BOND TOTAL	**8,034,700**	**-**	**-**	**-**	**-**	**-**	**-**
	EASTERN WWTP EXPANSION GRANT							
042-8600-535-66-71	EASTERN WWTP EXPANSION - SJRWMD GRANT	2,300,000	-	-	-	-	-	-
	EASTERN WWTP EXPANSION GRANT TOTAL	**2,300,000**	**-**	**-**	**-**	**-**	**-**	**-**
	WATER IMPACT FUND							
065-8600-533-67-32	WATER EXPANSION PROJECTS/RECLAIMED STUDY	14,508	-	-	-	-	-	-
065-8600-533-67-35	NEW WATER SERVICE SETS	90,000	90,000	90,000	90,000	90,000	90,000	**450,000**
065-8600-533-67-36	RECLAIMED WATER SERVICE SETS	30,000	30,000	30,000	30,000	30,000	30,000	**150,000**
	WATER IMPACT FUND TOTAL	**134,508**	**120,000**	**120,000**	**120,000**	**120,000**	**120,000**	**600,000**
	SEWER IMPACT FUND							
042-8600-535-66-70	EASTERN WWTP EXPANSION	800,000	-	-	-	-	-	-
	SEWER IMPACT FUND TOTAL	**800,000**	**-**	**-**	**-**	**-**	**-**	**-**
	WATER & SEWER TOTAL ALL SOURCES	**15,556,126**	**1,330,800**	**1,321,533**	**2,477,422**	**1,353,000**	**3,338,395**	**10,681,150**
	TOTAL CITYWIDE CAPITAL IMPROVEMENT PLAN	**20,203,968**	**3,107,782**	**4,706,911**	**3,916,646**	**3,676,536**	**6,125,266**	**21,533,141**

~~EXHIBIT C~~

ECONOMIC DEVELOPMENT ELEMENT
~~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~~ LDR 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
The City shall maintain regular communications with the Economic Development Commission of Mid-Florida 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 Economic 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 Plan.

Policy ECD 1.2.1: Land Development Regulations Standards
The City shall ensure that the ~~Land Development Regulations~~LDR 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 thea~~a~~ cohesive wayfinding and signage 2008 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 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.

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.

PROPERTY RIGHTS ELEMENT

~~**GOALS, OBJECTIVES AND POLICIES**~~

GOAL 1: PROPERTY RIGHTS

~~Consider property rights in local decision making.~~Protect private property rights by considering such rights in local decision making.

OBJECTIVE PP 1.1:

~~The City Commission shall consider the following property rights in local decision making.~~In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that government entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that property rights are considered in local decision making.

Policy PP 1.1.1: Private Property Rights

The following rights shall be considered in local decision making:

~~1.~~a. 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.~~b. The right of the property owner to the quiet enjoyment of the property, to the exclusion of all others.

~~3.~~c. 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.~~d. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

~~5.~~e. The right of a property owner to dispose of his or her property through sale or gift.

FUTURE LAND USE MAP SERIES

Map 1: 2046 Future Land Use Map
Map 2: Development Patterns
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: Washinton Avenue Historic District
Map 10: National Register of Historic Places and Sites
Map 11: Local Landmark Series
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 Study Area: Land Cover
Map 16: Wekiva Study Area: Priority Wetlands
Map 17: Wekiva Study Area: Strategic Habitat Ranking System, Public Lands, and Proposed Acquisitions
Map 18: Biodiversity Hotspots
Map 19: Roadway Functional Classification System
Map 20: Existing Traffic Signals
Map 21: Year 2025 Roadway Number of Lanes
Map 22: Year 2025 Roadway Level of Service
Map 23: Existing Mass Transit
Map 24: Year 2046 Roadway Number of Lanes
Map 25: Year 2046 Roadway Level of Service
Map 26: Year 2046 Bicycle and Trails
Map 27: Year 2046 Mass Transit

City of Eustis Comprehensive Plan

Map #1

2046 Future Land Use Map

Legend

Future Land Use

- RR - Rural Residential (1 du/acre)
- SR - Suburban Residentia; (1-5 du/acre)
- UR - Urban Residential (6 du/acre or more)
- MH/RV - Moble Home/RV
- GC - General Commercial
- CBD - Central Business District
- RT - Residential/Office Transitional
- MCR - Mixed Commercial/Residential
- MCI - Mixed Commercial/Industrial
- LI - Light Industrial
- GI - General Industrial
- PI - Public/Institutional
- AG - Agriculture
- CON - Conservation
- City Limits
- Water Features

Source: City of Eustis

N

0 0.5 1 Miles

Map Date: 11/22/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan
Map #2
Development Patterns

Legend

Framework
- Conservation
- Rural
- Suburban
- Urban
- City Limits
- Water Features

Source: City of Eustis

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #3

Soils

Legend

Soil Name

- ANCLOTE AND MYAKKA SOILS
- APOPKA SAND, 0 TO 5 PERCENT SLOPES
- APOPKA SAND, 5 TO 12 PERCENT SLOPES
- ARENTS
- BLUFF AND MANATEE SOILS, FREQUENTLY FLOODED
- BORROW PITS
- BRIGHTON MUCK, DEPRESSIONAL
- CANDLER SAND, 0 TO 5 PERCENT SLOPES
- CANDLER SAND, 12 TO 40 PERCENT SLOPES
- CANDLER SAND, 5 TO 12 PERCENT SLOPES
- CASSIA SAND
- ELLZEY SAND
- EMERALDA FINE SAND
- EUREKA LOAMY FINE SAND, 0 TO 2 PERCENT SLOPES
- EVERGLADES MUCK, DEPRESSIONAL
- FELLOWSHIP FINE SANDY LOAM, DEPRESSIONAL
- IMMOKALEE SAND
- KENDRICK SAND, 0 TO 5 PERCENT SLOPES
- LAKE SAND, 0 TO 5 PERCENT SLOPES
- LAKE SAND, 12 TO 22 PERCENT SLOPES
- LAKE SAND, 5 TO 12 PERCENT SLOPES
- LOCHLOOSA SAND
- MARTEL SANDY CLAY LOAM
- MYAKKA AND PLACID SAND, 2 TO 8 PERCENT SLOPES
- MYAKKA-MYAKKA, WET, SANDS, 0 TO 2 PERCENT SLOPES
- OCOEE MUCKY PEAT
- OKLAWAHA MUCK
- ONA-ONA, WET, FINE SAND, 0 TO 2 PERCENT SLOPES
- ORLANDO FINE SAND, 0 TO 5 PERCENT SLOPES
- ORSINO SAND
- PAOLA SAND, 0 TO 5 PERCENT SLOPES
- PAOLA SAND, 5 TO 12 PERCENT SLOPES
- PLACID AND MYAKKA SANDS, DEPRESSIONAL
- PLACID SAND, FREQUENTLY PONDED, 0 TO 2 PERCENT SLOPES
- POMELLO SAND, 0 TO 5 PERCENT SLOPES
- POMPANO SAND
- SEFFNER SAND
- SPARR SAND, 0 TO 5 PERCENT SLOPES
- SPARR SAND, 5 TO 12 PERCENT SLOPES
- ST. LUCIE SAND, 0 TO 8 PERCENT SLOPES
- SWAMP
- TAVARES SAND, 0 TO 5 PERCENT SLOPES
- WATER
- WAUCHULA SAND

Source: USGA SSURGO

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #4

Topography and Drainage Basins

Legend

- City Limits
- Basins
- Higher Elevation
- Lower Elevation
- Water Features

Source: USGS 1/9 DEM
SJRWMD Basins

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #5

Designated Water Wellhead Protection Areas

GRAND ISLAND SHORES WTP

CR 44 WTP

HASELTON WTP

ARDICE WTP

Lake Yale
Lake Smith
Lake Bracy
Lake Dalhousie
Lake Eldorado
Clear Lake
Lake Myrtle
Lake Swatara
Trout Lake
Orchid Lake
Blue Lake
Lake Eustis
Lake Dot
Green Lake
Lake Gracie
Lake Maggie
Lake Nettie
Lake Joanna
West Crooked Lake
East Crooked Lake
Lake Hermosa
Lake Dicie
Loch Leven
Lake Etowah
Lake Woodward
Lake Louise
Lake Juniata
Lake Frances
Lake Saunders
Lake Gertrude

GR-452
452
GR-44
44
19
19A
44A
441
SR 19
N SR 19
HICKS DITCH RD
GETFORD RD
PALMETTO ST
WALL ST
E BATES AVE
BATES AVE
ESTES RD
N GR 44A
E GR 44
N CENTER ST
N PRESCOTT ST
E MCDONALD AVE
ORANGE
BAY
GROVE
S BAY ST
E KEY AVE
W WOODWARD AVE
WASHINGTON AVE
HASELTON ST
COUNTRY CLUB RD
E LAKEVIEW AVE
S GROVE ST
KURT ST
LAKESHORE DR
LAKE EUSTIS DR
DAVID WALKER DR
GR 19A
W ARDICE AVE
OLD MT DORA RD
EUDORA RD
ABRAMS RD
EAST CROOKED LAKE DR
WAY CROSS AVE
SR 44
MT HOMER RD
HUFFSTETLER DR
BURLEIGH
E BURLEIGH BLVD
DORA
DORA AVE
LAKE SAUNDERS
EUDORA
US HWY 441
OLD EUSTIS RD
MORNINGSIDE DR
EUSTIS GROVE

Legend

- Water Treatment Plant Wellheads
- City Limits
- Water Features

Source: SJRWMD Wellheads

N

0 0.5 1 Miles

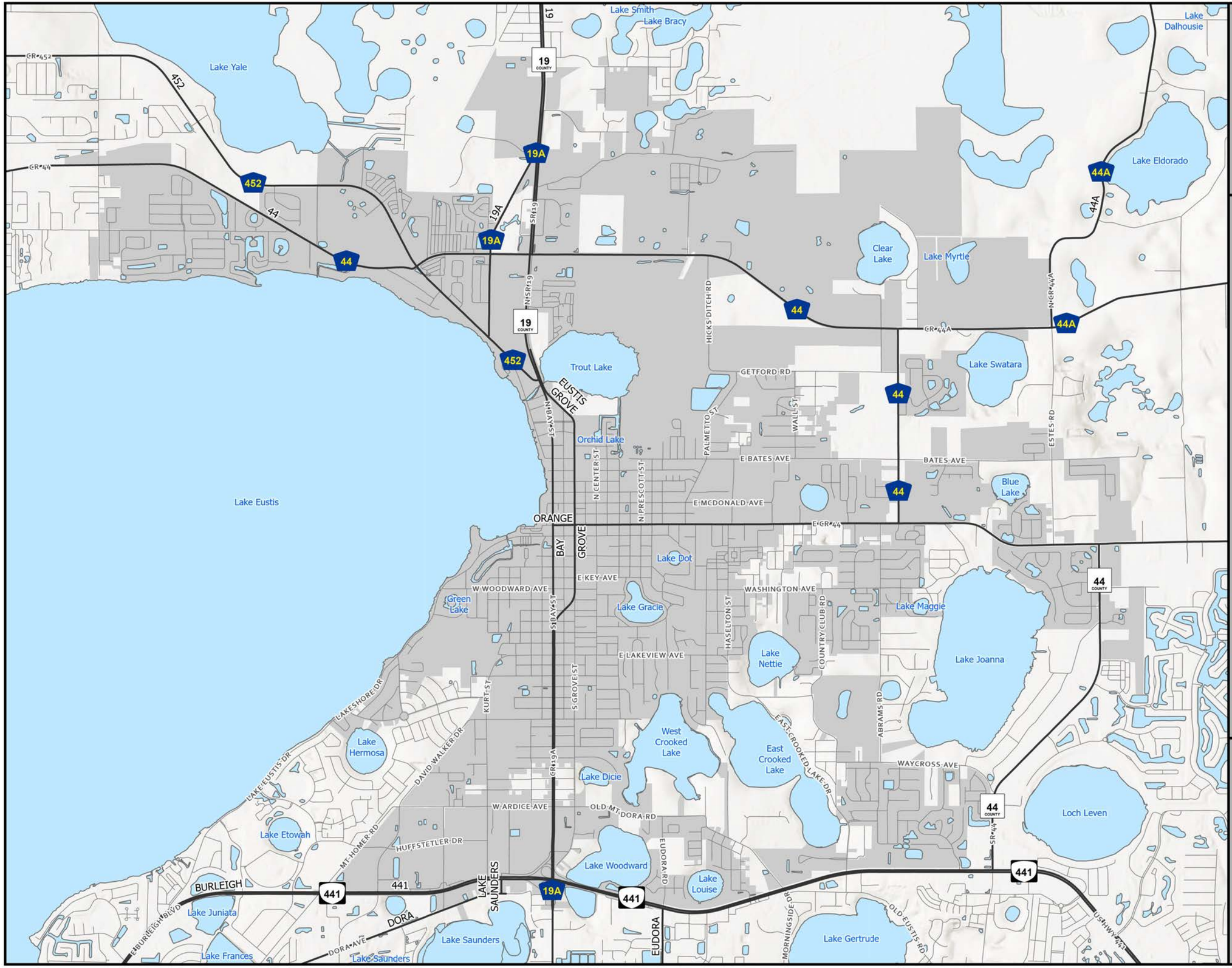
Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #6

Surface Water Features



Legend

- City Limits
- Water Features

Source: City of Eustis

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #7

Areas Subject to Flooding

Legend

- City Limits
- 100 Year Floodplain
- Water Features

Source: FEMA Floodzones

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #8

Vegetation

Legend

- City Limits
- Water Features
- Wetlands
- Forested
- Shrub/Herbaceous
- Agriculture
- Developed

Vegetation Key

2110: Improved pastures (monocult, planted forage crops)
2130: Woodland pastures
2150: Field crops
2210: Citrus groves
2240: Abandoned tree crops
2400: Nurseries and vineyards
2430: Ornamentals
2610: Fallow cropland
3100: Herbaceous upland nonforested
3200: Shrub and brushland (wax myrtle or saw palmetto, occasionally scrub oak)
3300: Mixed upland nonforested
4110: Pine flatwoods
4120: Longleaf pine - xeric oak
4200: Upland hardwood forests
4340: Upland mixed coniferous/hardwood
4410: Pine plantation
4430: Forest regeneration
6110: Bay swamp (if distinct)
6170: Mixed wetland hardwoods
6210: Cypress
6220: Pond pine
6250: Hydric pine flatwoods
6300: Wetland forested mixed
6410: Freshwater marshes
6430: Wet prairies
6440: Emergent aquatic vegetation
6460: Mixed scrub-shrub wetland

Source: SJRWMD FLUCCFS Layer 2020

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #9

Washington Avenue Historic District

Legend

- Washington Ave Historic District
- City Limits
- Water Features

Source: City of Eustis

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #10

National Register of Historic Places and Sites

Legend

- Eustis_Commercial_Historic_District
- Washington Ave Historic District
- Historic_Sites
- City Limits
- Water Features

Map Key	Site
1	KMR LAND HOLDINGS LLC 3300 GRAND ISLAND SHORES RD
2	LYALS RICHARD & HILLARY M 1609 E BATES AVE
3	EUSTIS HISTORICAL MUSEUM/CLIFFORD HOUSE 536 N BAY ST
4	RC LUKE INC 402 N BAY ST
5	ALICE MCCLELLAND MEMORIAL BANDSHELL 250 FERRAN PARK DR
6	FERREN PARK 250 FERRAN PARK DR
7	WOMEN'S CLUB OF EUSTIS 227 N CENTER ST
8	IRON BLOCK BUILDING 113 N BAY ST
9	GRAND MAGNOLIA LLC 108 N BAY ST
10	EUSTIS CITY HALL 10 N GROVE ST
11	NEIL J ZEVNIK FAMILY TRUST 320 S MARY ST
12	VAN GIESON ROBERT R & RAY LAMBERT 410 S CENTER ST
13	GETHSEMANE BAPTIST CHURCH OF EUSTIS INC 535 S BAY ST
14	STAMPER MONTE D 611 FERNSHAW AVE
15	KIRST DENNIS E & CHERYL M KIRST LIFE ESTATE 1025 LAKE GRACIE DR
16	BETTY A PELLEGRINI REVOCABLE TRUST 912 S CENTER ST
17	MC CATHRAN JACQUELINE LIFE ESTATE 1004 FAHNSTOCK ST
18	GOULD HYDE NORTON HOUSE 1390 E LAKEVIEW AVE
19	PACE BOWMAN E II 706 E LAKEVIEW AVE
20	VERDUN FLAVIO P ET AL 250 W MILLS AVE
21	MT OLIVE CEMETERY 2970 DILLARD RD

Source: City of Eustis

N

0 0.5 1 Miles

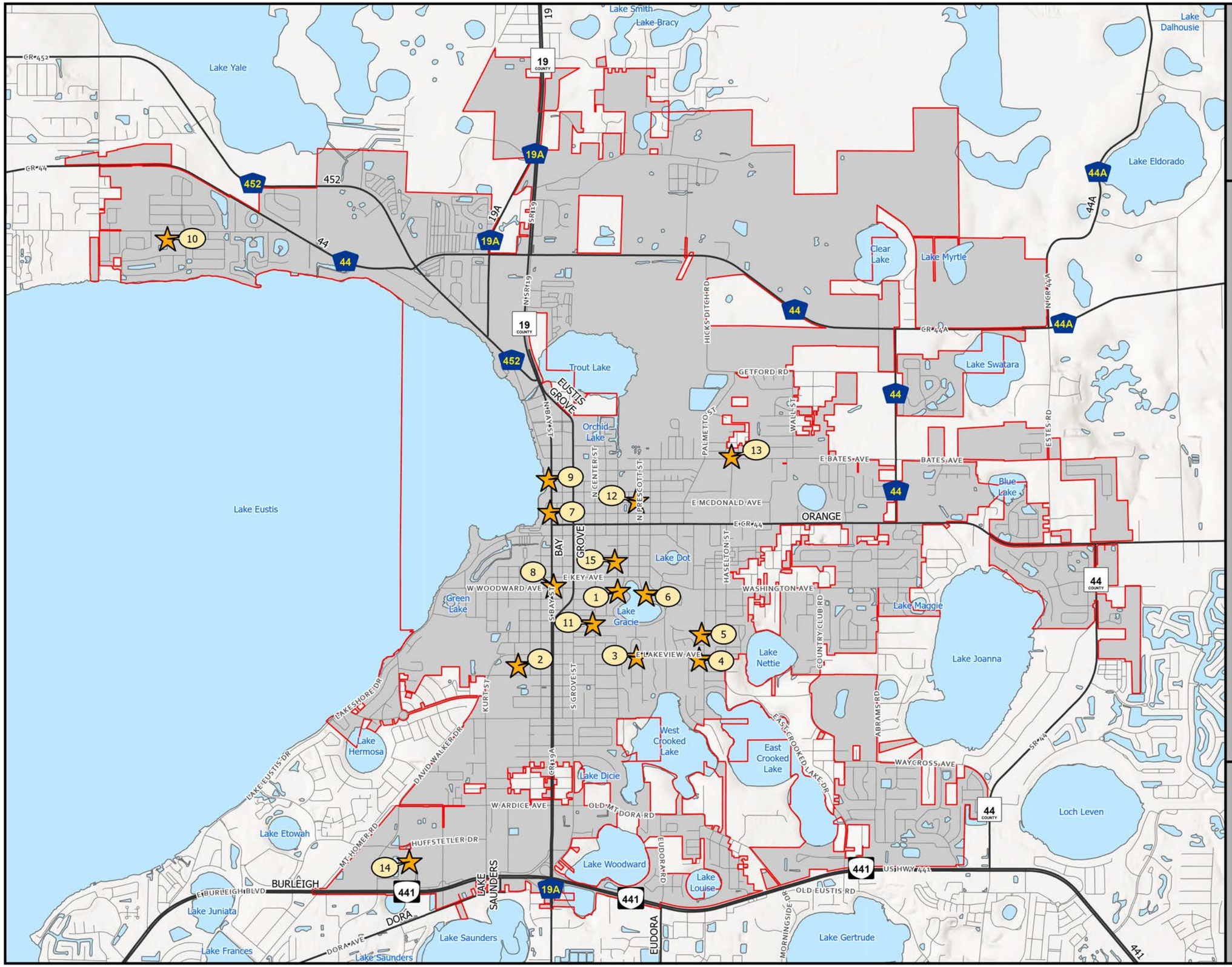
Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #11

Local Landmark Sites



Legend

- City Limits
- Water Features
- Local Landmarks

Map Key	Landmark Address
1	611 FERNSHAW AVE
2,	250 W MILLS AVE
3	706 E LAKEVIEW AVE
4	1390 E LAKEVIEW AVE
5	1004 FAHNSTOCK ST
6	1025 LAKE GRACIE DR
7	108 N BAY ST
8	535 S BAY ST
9	402 N BAY ST
10	3300 GRAND ISLAND SHORES RD
11	912 S CENTER ST
12	725 E MCDONALD AVE
13	1609 E BATES AVE
14	MT OLIVE CEMETERY
15	320 S MARY ST

Source: City of Eustis

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #12

Wekiva Study Area: Most Effective Undeveloped Recharge Areas

Legend

- Wekiva Study Area
- Most Effective Undeveloped Recharge Areas
- City Limits
- Water Features

Source: SJRWMD Recharge Areas
SJRWMD FLUCFCS 2020

N

0 0.5 1 Miles

Map Date: 11/23/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #13

Wekiva Study Area: Florida Landscape Assessment Model

Legend

- Wekiva Study Area
- City Limits
- Water Features

FLAM

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

Source: FFWC 2019 Florida Landscape Assessment Model - Replaced IWHRS in 2009

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #14

Wekiva Study Area: Land Cover

Legend

- City Limits

FFWC Landcover

- Upland Hardwood Forest
- High Pine and Scrub
- Dry Flatwoods
- Mixed Hardwood-Coniferous
- Shrub and Brushland
- Cultural - Terrestrial
- Low Intensity Urban
- High Intensity Urban
- Rural
- Transportation
- Communication
- Utilities
- Extractive
- Freshwater Non-Forested Wetlands
- Prairies and Bogs
- Marshes
- Freshwater Forested Wetlands
- Cypress
- Other Coniferous Wetlands
- Wet Flatwoods
- Baygall
- Lacustrine
- Natural Lakes and Ponds
- Cultural - Lacustrine
- Riverine
- Cropland/Pasture
- Orchards/Groves
- Tree Plantations
- Vineyard and Nurseries
- Other Agriculture
- Improved Pasture

Source: FFWC 2018 Land Cover

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #15

Wekiva Study Area: Priority Wetlands

Legend

- City Limits
- Water Features
- Wekiva Study Area

Wetland Priority

- Priority 1 - Highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6

Source: FFWC CLIP 4 Wetlands 2016
FNAI / FSU / Nature Service Network

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #16

Wekiva Study Area: Strategic Habitat Ranking System, Public Lands and Proposed Acquisitions

Legend

- City Limits
- Water Features
- Wekiva Study Area
- Florida Forever Proposed Acquisition
- Strategic Habitat

Source: FNAI
FFBOT Proposed Acquisition, 2025
FFWC Strategic Habitat Conservation Areas 2009

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #17

Wekiva Study Area: Biodiversity Hot Spots

Legend

- City Limits
- Water Features
- Wekiva Study Area
- Less Biodiversity
- More Biodiversity

Source: FFWC CLIP 4 2016
FNAI / FSU / Nature Service Network

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #18

Roadway Functional Classification System

Legend

- City Limits
- Water Features

Functional Classification

- Rural Principal Arterial - Other
- Rural Minor Arterial
- Rural Major Collector
- Rural Minor Collector
- Urban Minor Arterial
- Urban Collector
- Urban Local
- Not Classified

Source: Eustis City

N

0 0.5 1 Miles

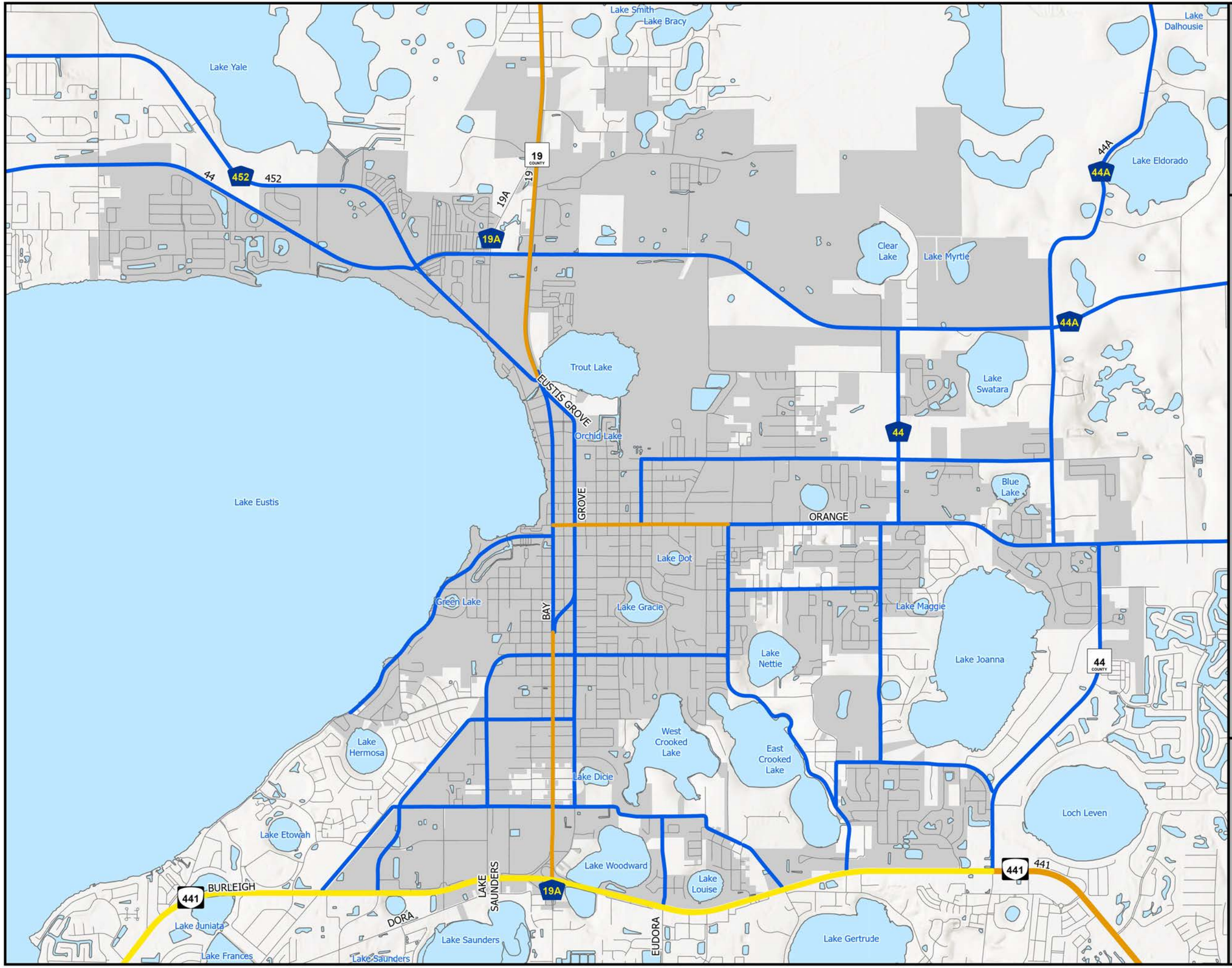
Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #19

Year 2025 Roadway Number of Lanes



Legend

- City Limits
- Water Features

2025 Lanes

- 2
- 4
- 6

Source: City of Eustis

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #20

Year 2025 Roadway Level of Service

Legend

- City Limits
- Water Features

2024 LOS

- B
- C
- D
- E
- F

Source: Lake Sumter MPO LOS 2024

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #21

Existing Mass Transit

Legend

- LakeXPress Bus Stops
- LakeXpress Routes
- City Limits
- Water Features

Source: Lake County GIS

N

0 0.5 1 Miles

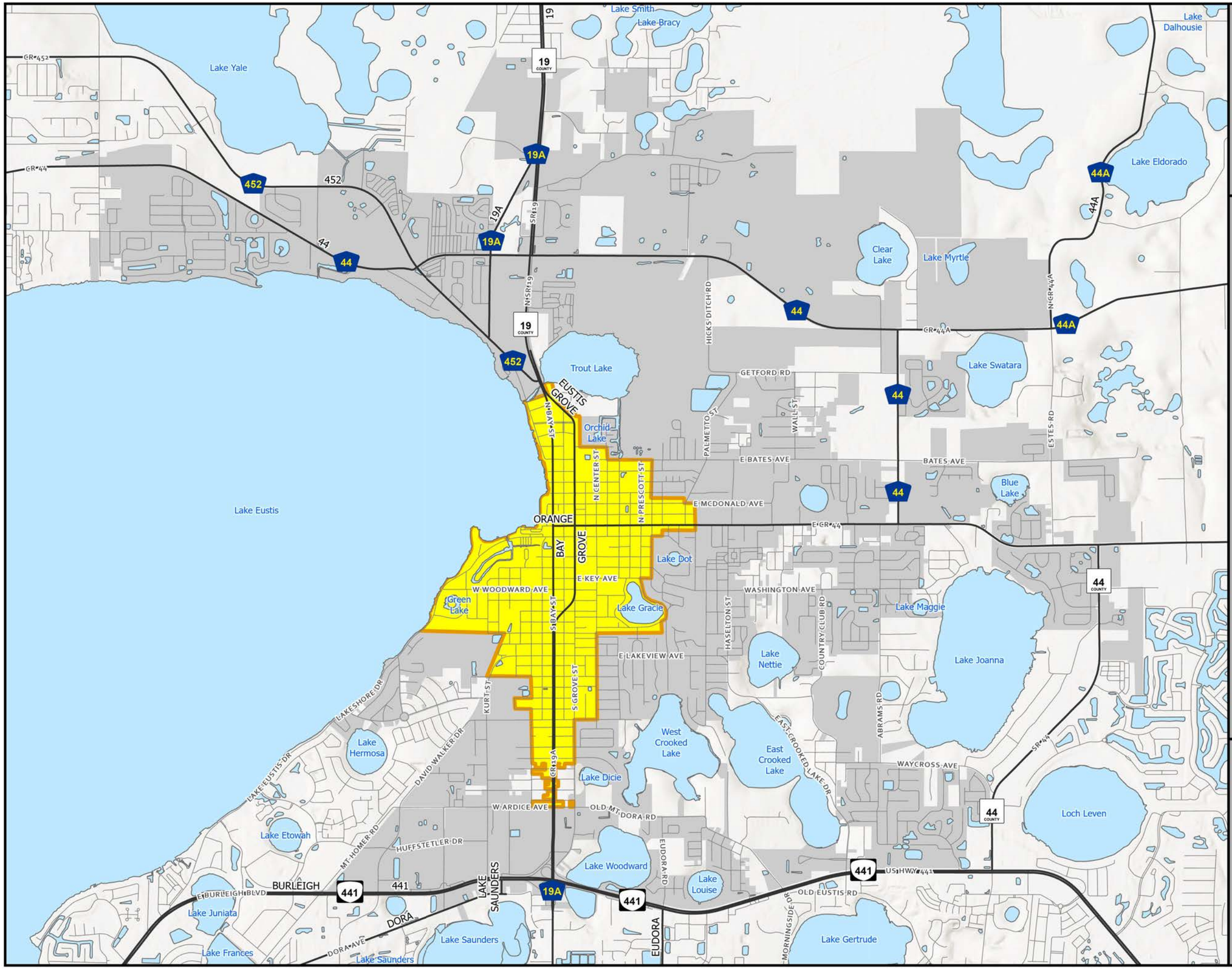
Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #22

TCEA



Legend

- City Limits
- Water Features
- TCEA

Source: City of Eustis

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #23

Future Transportation Network - Year 2046 Roadway Number of Lanes

Legend

- City Limits
- Water Features

2045 Lanes

- 2
- 4
- 6

Source: Lake Sumter MPO LOS 2045

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis Comprehensive Plan

Map #24

Year 2046 Roadway Level of Service

Legend

- City Limits
- Water Features

LOS 2046

- B
- C
- D
- E
- F

Source: Lake Sumter MPO LOS 2045

N

0 0.5 1 Miles

Map Date: 11/28/2025

DESIGNWEST GROUP

City of Eustis
2046 Comprehensive Plan

Data and Analysis

April 2026

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1. FUTURE LAND USE ELEMENT

1.1. Population

1.1.1. Population Projections

The percentage of the County's population that is held within the City has hovered between 5.5% and 6.3% since 2013; see Table 1.1 below. In order to project the City's future population, the percentages for each year from 2013 through 2025 will be averaged and held constant through the population projections. The average for the 13 data points from 2013 to 2025 is 5.98%.

Table 1.1: Lake County and City of Eustis Populations, 1900-2025

Year	Lake County Population	City of Eustis Population	City of Eustis Population Share
1900	7,467	411	5.50%
1910	9,509	910	9.57%
1920	12,744	1,193	9.36%
1930	23,161	2,835	12.24%
1940	27,255	2,930	10.75%
1950	36,340	4,005	11.02%
1960	57,383	6,189	10.79%
1970	69,305	6,722	9.70%
1980	104,807	9,453	9.02%
1990	152,104	1,285	0.84%
2000	210,527	15,106	7.18%
2010	297,047	18,558	6.25%
2013	303,317	18,795	6.20%
2014	309,736	19,098	6.17%
2015	316,569	19,432	6.14%
2016	323,985	20,127	6.21%
2017	331,724	20,880	6.29%
2018	342,917	21,039	6.14%
2019	357,247	21,368	5.98%
2020	383,956	23,189	6.04%
2021	400,142	23,407	5.85%
2022	403,857	23,595	5.84%
2023	414,749	23,918	5.77%
2024	433,331	24,180	5.58%
2025	445,881	24,477	5.49%

Source: DesignWest Group, 2025 from Bureau of Economic and Business Research and US Census Data.

The City of Eustis's share of the County's population has ranged from 5.49% in 2025 to a high of 12.24% in 1930. Over the past thirteen years, the City's estimated population has grown steadily. The City's share of the County's population from 2013-2025 was averaged (5.98%) and then applied to the University of Florida's Bureau of Economic and Business Research (BEBR) medium population projections for Lake County through the planning horizon to generate the population projections for the City. Table 1.2, below, shows the population projections in 5-year increments through the planning horizon of 2046. BEBR provides projections in 5-year increments; the population projections carry through to 2050 but the City's planning horizon for this Comprehensive Plan update is 2046.

Table 1.2: City of Eustis Population Projections, 2030-2050

Year	BEBR Population Projections for Lake County	City of Eustis Population Projection	City of Eustis Population Share
2030	495,800	29,649	5.98%
2035	536,200	32,065	5.98%
2040	568,200	33,978	5.98%
2045	594,600	35,557	5.98%
2050	618,200	36,968	5.98%

Source: DesignWest Group, 2025 as modified from BEBR Projections, 2025.

1.2. Amount of Land Required to Accommodate Future Growth

1.2.1. Existing Land Use

The Existing Land Use Map shows the 2025 existing land uses within the City of Eustis. Through a series of annexations, the total area within the City increased by 2,196 acres to a total of 6,946.36 acres since an assessment of the City's land uses in 1988. Table 1.3 shows the developed and vacant acres within the City by land use.

Table 1.3: City of Eustis Existing Generalized Land Use

Land Use	Total Acreage	Percent[1]	Vacant Acreage	Percent[2]
Rural Residential	138.44	1.99%	57.29	1.79%
Suburban Residential	3436.02	49.47%	1606.21	50.07%
Urban Residential	443.49	6.38%	156.48	4.88%
Mobile Home/RV	190.4	2.74%	7.18	0.22%
General Commercial	365.16	5.26%	103.21	3.22%
Central Business District	46.59	0.67%	17.34	0.54%
Residential Office/Transitional	201.49	2.90%	48	1.50%
Mixed Commercial/Residential	497.85	7.17%	250.46	7.81%
Mixed Commercial/Industrial	252.14	3.63%	147.58	4.60%
Light Industrial	0	0.00%		0.00%

Land Use	Total Acreage	Percent[1]	Vacant Acreage	Percent[2]
General Industrial	167.96	2.42%	76.76	2.39%
Public/Institutional	792.91	11.41%	481.94	15.02%
Agriculture	0	0.00%		0.00%
Conservation	413.91	5.96%	255.29	7.96%
Total	6,946.36	100%	3,207.74	100%

[1]Percent of total developed land

[2]Percent of total vacant land

Source: DesignWest Group, August 2025.

1.2.2. Analysis of Land Needed to Accommodate the Future Population

The City of Eustis's population is expected to grow to 35,557 by the year 2050; a 11,080-person increase over the 2025 estimate of 24,477 (45.27%). The estimated household size from the 2023 US Census Bureau American Community Survey of 2.41 people per dwelling unit will be carried forward through the planning horizon of 2046.

The City of Eustis has over 1,827 acres of vacant residentially designated land and 250 acres of vacant mixed-used designated land that allows residential. Using the data provided by the Shimberg Center for Housing Research, calculations were made to determine the acreage that may be needed to provide adequate land for residential development through the year 2046. By the end of the planning horizon, the City will need an additional 5,635 dwelling units (please see the data and analysis for the Housing Element in Section 3 for more detailed calculations). It is assumed that approximately 78% (4,407) will be single family or mobile homes and will be accommodated in the Rural Residential, Suburban Residential, and Mobile Home/RV land use categories. These categories have an estimated average density of 4 units per acre. Approximately 22% (1,207) of the units needed by 2046 will be multi-family units that will be accommodated in the Urban Residential and Mixed Commercial/Residential Land Use Categories with an estimated average density of 8 units per acre. Based on these assumptions, approximately 1,102 acres will be needed for single family residential housing. Approximately 150 acres will be needed for future multi-family development. Ultimately, however, market forces determine the location and type of housing that will be needed, and will drive the amount of land needed to accommodate the future population.

1.3. Character of Undeveloped Land

As shown in Table 1.3, there are approximately 2,952.45 acres of vacant (non-wetland) land scattered throughout the City.

1.4. Availability of Public Facilities

The data and analysis for the Infrastructure, Recreation, and Transportation Elements present a

detailed analysis of the availability of services to serve existing and future land uses. In summary, these elements document that there is adequate facility capacity to serve existing uses at the adopted level of service standards. Changes necessary to meet the needs of the projected population, if required, are identified in those elements.

1.5. Redevelopment

1.5.1. Blighted Areas

Blighted areas within the City of Eustis were documented within the City's Community Redevelopment Area's (CRA) 1990 Finding of Necessity. The City has one CRA area divided into four areas – downtown Eustis, Ferran park, Orange Avenue Commercial Corridor, and the East Eustis Neighborhood and encompasses nearly 1,000 acres. The stated mission of the CRAs is to generate new development and redevelopment by facilitating programs and initiatives that spur economic development, improve physical characteristics, and encourage investment in the Downtown and East Town area. As of the 2024 Annual Report, the CRA has approximately $1.4 million in projects for the 2023-2024 Fiscal Year as well as approximately $1.6 million in remaining fund balance.

1.5.2. Nonconforming Uses

The City's LDRs define nonconforming uses as a land use that does not comply with the land use category within which it is located, or does not meet the standards of other land use regulation. In addition, Section 121-5 of the LDR provides exceptions to the resource protection standards for emergency repairs. This Section limits the emergency repairs that can be performed on a nonconforming use to 50% of the fair market rent as determined by the most recent appraisal of the property by the Lake County Property Appraiser.

1.6. Compatibility with Military Installations

The City of Eustis is not near a military installation.

1.7. Economic Development

In addition to the economic development promoted through the CRA Plan and the Economic Development Element within the Comprehensive Plan, the City is a member of the Lake Economic Area Development (LEAD) Partnership. LEAD is a public/private organization created and designed to lead efforts in further growing, diversifying, and uniting the Lake County regional economy. LEAD operates as a public/private partnership made up of the county, cities, private businesses and community partners.

LEAD's five-year goals include creating 3,500-4,500 new primary employment jobs, having new jobs pay wages 15% above the County average wage, increasing the average wage in the County by 25%, and assisting 250 entrepreneurs.

2. TRANSPORTATION ELEMENT

2.1. Existing Transportation Network

2.1.1. Existing Roadway Network

The Existing Traffic Circulation Map, found in the Comprehensive Plan, depicts the Florida Department of Transportation (FDOT) Functional Classification and number of lanes for each roadway.

2.1.1.1. Adopted LOS Standards

The City has adopted a level of service (LOS) standard of 'E' for all arterial and collector roadways within the City. This standard relates to a range of operational conditions on a roadway, based on roadway characteristics and traffic volumes. As volumes increase, LOS decreases, unless road improvements are made. The adopted LOS standards, along with a description of those standards, are presented in Table 2.1.

Table 2.1: Adopted LOS Standards for City of Eustis Roads, 2025

Roadway	Urbanized Area Level of Service
Arterial	E
Collector	E

Source: City of Eustis Comprehensive Plan, 2025

2.1.1.2. Existing Level of Service

Table 2.2 shows the adopted LOS standards for major roadways within the City of Eustis and their respective LOS in 2024.

Table 2.2: City of Eustis Major Roads LOS Standards and Operating LOS

Roadway Name		Functional Classification	Adopted LOS	2024 AADT	2024 LOS
From:	To:				
US Roadway Segments					
US 441					
David Walker Dr	SR 19 (Bay Street)	Rural Principal Arterial	E	50,500	D
SR 19 (Bay Street)	SR44/N Donnelly Drive	Rural Principal Arterial	E	48,000	D
State Roadway Segments					
SR 19					
City Boundary	CR 44 (Burlington Ave)	Urban Minor Arterial	E	19,900	C
CR 44 (Burlington Ave)	CR 452	Urban Minor Arterial	E	17,800	C
CR 452	Ardice Ave/Old Mt Dora Rd	Urban Minor Arterial	E	25,500	D

Roadway Name		Functional Classification	Adopted LOS	2024 AADT	2024 LOS
From:	To:				
Ardice Ave/Old Mt Dora Rd	US 441	Urban Minor Arterial	E	24,000	C
SR 44					
City Boundary	East Orange Ave	Urban Minor Arterial	E	12,800	D
East Orange Ave	Waycross Ave	Urban Minor Arterial	E	18,300	E
Waycross Ave	US 441	Urban Minor Arterial	E	28,500	D
County Roadway Segments					
CR 452					
City Boundary	SR 19	Urban Collector	E	10,400	D
CR 44					
City Boundary	E Orange Ave	Urban Collector	E	4,200	D
CR 44A					
City Boundary	CR 44	Rural Major Collector	E	2,600	D
Local Roadway Segments					
Abrams Road					
SR 44	Waycross Ave	Urban Collector	E	6,000	D
Ardice Avenue					
Kurt Street	SR 19	Urban Collector	E	5,600	D
Bates Avenue					
Orange Ave	Estes Rd	Urban Collector	E	1,100	D
David Walker Drive					
Mt Homer Rd	South Grove St	Urban Collector	E	6,000	D
East Crooked Lake Drive					
Country Club Road	US 441	Urban Collector	E	5,600	D
Hicks Ditch Road					
CR 44	Palmetto Street	Urban Collector	E	1,000	D
Huffstetter Road					
City Boundary	Kurt Street	Urban Collector	E	1,100	D
Kurt Street					
David Walker Drive	US 441	Urban Collector	E	5,500	D
Orange Avenue					
SR 19	CR 44	Urban Minor Arterial	E	11,900	D
CR 44	SR 44	Urban minor Arterial	E	13,400	D
Waycross Avenue					
East Crooked Lake Dr	SR 44	Urban Collector	E	5,400	D
Woodward Avenue					
Lake Shore Dr	South Center St	Urban Collector	E	1,000	D

Source: DesignWest Group, 2025

2.1.2. Bicycle and Pedestrian Network

Bicycle and pedestrian access and mobility are becoming increasingly important accompanying a shift in focus to livable, walkable, and sustainable communities. The City of Eustis currently include policies, standards, and regulations in the LDR that encourage the

provision of multi- modal facilities, including new local street connections, sidewalks, transit shelters, bicycle facilities, etc., as part of any development proposals.

2.1.3. Public Transportation

Lake County's transit service, the LakeXpress, offers two fixed routes to serve communities between Fruitland Park and Eustis. The routes run eastbound and westbound, and offer hourly stops from 6:00 a.m. to 8:00 p.m., Monday through Friday. The County also operates the Lake County Connection. Lake County Connection is Lake County's shared ride, door-to-door, paratransit service for people whose disability or transportation disadvantaged status prevents them from using LakeXpress. This option is available to eligible residents within the City of Eustis.

2.1.4. Aviation, Rail, Seaport, and Intermodal Terminals

There are no airports, passenger rail, seaports, intermodal terminals, or limited access facilities within the City of Eustis. Commercial and Industrial development in Eustis is served by the Florida Central Railroad, which operates 68 miles of track and directly serves industries in downtown Orlando, Apopka, Zellwood, Mt. Dora, Tavares, Eustis, Umatilla, Ocoee, and Winter Garden, Florida.

2.2. Future Transportation Demand

2.2.2. Roadways

2.2.2.1. Projected Roadway Needs

Table 2.3 shows the adopted LOS standards for major roadways within the City of Eustis and their respective adopted LOS standards and operating LOS at 2045.

This information was not developed for concurrency purposes, but is used here for general planning purposes. Transportation concurrency within the City of Eustis has been rescinded.

Table 2.3: Adopted LOS Standards and Projected 2046 Operating LOS for City of Eustis Major Roads

Roadway Name		Functional Classification	Adopted LOS	2046 AADT	2046 LOS
From:	To:				
US Roadway Segments					
US 441					
David Walker Dr	SR 19 (Bay Street)	Rural Principal Arterial	E	67,200	F
SR 19 (Bay Street)	SR44/N Donnelly Drive	Rural Principal Arterial	E	63,800	E
State Roadway Segments					
SR 19					
City Boundary	CR 44 (Burlington	Urban Minor Arterial	E	28,700	D

Roadway Name		Functional Classification	Adopted LOS	2046 AADT	2046 LOS
From:	To:				
	Ave)				
CR 44 (Burlington Ave)	CR 452	Urban Minor Arterial	E	25,600	D
CR 452	Ardice Ave/Old Mt Dora Rd	Urban Minor Arterial	E	36,700	E
Ardice Ave/Old Mt Dora Rd	US 441	Urban Minor Arterial	E	34,600	D
SR 44					
City Boundary	East Orange Ave	Urban Minor Arterial	E	18,400	E
East Orange Ave	Waycross Ave	Urban Minor Arterial	E	26,400	E
Waycross Ave	US 441	Urban Minor Arterial	E	41,000	E
County Roadway Segments					
CR 452					
City Boundary	SR 19	Urban Collector	E	15,000	D
CR 44					
City Boundary	E Orange Ave	Urban Collector	E	6,000	D
CR 44A					
City Boundary	CR 44	Rural Major Collector	E	3,700	D
Local Roadway Segments					
Abrams Road					
SR 44	Waycross Ave	Urban Collector	E	8,600	D
Ardice Avenue					
Kurt Street	SR 19	Urban Collector	E	8,100	D
Bates Avenue					
Orange Ave	Estes Rd	Urban Collector	E	1,600	D
David Walker Drive					
Mt Homer Rd	South Grove St	Urban Collector	E	8,600	D
East Crooked Lake Drive					
Country Club Road	US 441	Urban Collector	E	8,100	D
Hicks Ditch Road					
CR 44	Palmetto Street	Urban Collector	E	1,400	D
Huffstetter Road					
City Boundary	Kurt Street	Urban Collector	E	1,600	D
Kurt Street					
David Walker Drive	US 441	Urban Collector	E	7,900	D
Orange Avenue					
SR 19	CR 44	Urban Minor Arterial	E	17,100	E
CR 44	SR 44	Urban minor Arterial	E	19,300	E
Waycross Avenue					
East Crooked Lake Dr	SR 44	Urban Collector	E	7,800	D
Woodward Avenue					
Lake Shore Dr	South Center St	Urban Collector	E	1,400	D

Source: DesignWest Group, 2025

The Lake Sumpter Metropolitan Planning Organization's (MPO) 2045 LRTP Needs Plan showed four capacity improvements that are needed on roadways within the City of Eustis. Please see Table 2.3 for a list of roadway improvements needed.

Table 2.3: 2045 LRTP Needed Improvements for the City of Eustis

Project Name	From	To	Improvement
CR 44	SR 44	US 441	Widen to four lanes
SR 44	SR 44 and Orange Avenue	CR 46A	Widen to four lanes
SR 44	US 441	Orange Avenue	Widen to four lanes
US 441	SR 44	North of SR 46	Widen to six lanes

Source: 2045 LRTP Needs Plan Report

2.2.2.2. Projected Transportation Improvements

The 2045 LRTP also includes a cost feasible plan. The widening projects for SR 44 from SR 44 to CR 46A and from US 441 to Orange Avenue and US 441 from SR 44 to North of SR 46 listed above are included in the 2045 cost feasible plan. However, according to the MPO's 2045 LRTP Cost Feasible Project map, the portions of these roadways that are being widened and that are funded are outside of the City of Eustis's city boundaries.

2.2.3. Bicycle and Pedestrian Facilities

The Lake Sumpter MPO's 2045 LRTP Plan includes the North Lake Trail, which is classified as in process or planned.

2.2.4. Public Transportation

Currently, LakeXpress has no plans to change or expand routes in the City of Eustis.

2.3. Hurricane Evacuation

The Florida Division of Emergency Management works with the ten Regional Planning Councils to update the Statewide Regional Evacuation Study. With funding allocated from the State Legislature, regional planning council staff coordinates with local Emergency Management Directors, the Florida Department of Transportation, the National Hurricane Center and others to update components of the Study including the Behavioral Analysis, Shelter Inventory, Storm Surge Analysis and Demographic Data.

The Storm Surge Analysis provides data to local emergency management officials to validate and update regional evacuation zones. Data from the Study is used to model specific information such as evacuation clearance times, vulnerable populations, and local shelter demand. This gives Emergency Managers needed information to make evacuation decisions in preparation for disasters. The Division of Emergency Management is maintaining the Regional Evacuation Study online. A map of hurricane evacuation routes is included in the Comprehensive Plan.

Hurricane vulnerability zones are established using results from the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) numerical model. Storm surge contours are established for each of the Saffir/Simpson Hurricane Scale Categories (1-5). From the hurricane vulnerability zones, evacuation zones were established. In Lake County, the Evacuation Zones run from A through D. The City does not have an adopted Hurricane Evacuation Zones map.

In the East Central Florida Regional Planning Council's latest study regarding evacuation time, the 2025 Operational Scenario indicates that for Lake County as a whole, the clearance time to shelter is 16.5 hours to 27.5 for evacuation level A through D storms.

3. HOUSING ELEMENT

3.1. Existing Housing Inventory and Characteristics

3.1.1. Total Housing Inventory

Table 3.1 shows total housing inventory and occupancy status of all housing units in the City. The City of Eustis has 9,559 occupied units and 1,176 vacant units, for a 2023 total of 10,735 units.

Table 3.1: City Eustis Housing Units, Vacancy and Occupancy Status

Housing Type	Number	Percent[1]
Vacant Units for Rent	131	11.14%
Vacant Units For Sale	163	13.86%
Vacant Units Rented or Sold, Not Occupied	156	13.27%
Vacant Units for Seasonal, Recreational, or Occasional Use	298	25.34%
Vacant Units for Migrant Workers	0	0.00%
Other Vacant Units	428	36.39%
Total Vacant Units	1,176	10.95%
Total Occupied Units	9,559	89.05%
Total Units	10,735	

[1] Percentages for the types of vacant units (rows 1-6) are given as a percentage of vacant units; percentages for total vacant units and total occupied units are given as a percentage of the total units.

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

3.1.2. Housing Units by Type (Single Family, Multi-Family, and Mobile Homes)

Table 3.2 presents housing units by type. The City of Eustis has 7,510 single-family units, 2,299 multi-family units, and 887 mobile homes. The 2023 total units by type is 10,735.

Table 3.2: City of Eustis Housing Units by Type, 2023

Housing Type	Number	Percent
Single Family (1 att./detach.)	7,510	69.96%
Multi-family (2 or more)	2,299	21.42%
Mobile Home	887	8.26%
Other	0	0.00%
Total	10,735	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

3.1.3. Housing Units by Tenure (Owner or Renter)

As shown in Table 3.3, there are 9,559 units in the 2023 baseline total with owned units

numbering 6,694 and rented units numbering 2,865. Due to differences in calculations, the owner and renter households do not add up to total households in other tables.

Table 3.3: City of Eustis Housing Units by Tenure, 2023

Tenure	Number	Percent
Owner	6,694	70.03%
Renter	2,865	29.97%
Total	9,559	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

3.1.4. Housing Units by Age Characteristics

Table 3.4 shows that for the housing units currently within the City, the greatest building activity occurred in the 1980s with 3,096 units.

Table 3.4: City of Eustis Housing Units by Age Characteristics, 2023

Year Built	Number	Percent
2010 or After	676	6.30%
2000-2009	1,814	16.90%
1990-1999	1,649	15.36%
1980-1989	3,096	28.84%
1970-1979	1,167	10.87%
1960-1969	724	6.74%
1950-1959	772	7.19%
1940-1949	216	2.01%
1939 or Earlier	621	5.78%
Total	10,735	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

3.1.5. Rental Housing Units by Gross Rent Levels

Table 3.5 distributes renter households by various gross rent categories. Distributing the gross rent into categories is useful to assess the number of rental units by rent affordability levels. In the City of Eustis, the rent category with the most units is that between $1,000-$1,499. Housing is considered to be affordable if 30% or less of household income is spent on housing.

Table 3.5: City of Eustis Rental Housing Units by Gross Rent Levels, 2023

Rent Level	Number	Percent
<$200	0	0.00%
$200-$299	115	4.01%
$300-$499	346	12.08%

Rent Level	Number	Percent
$500-$749	307	10.72%
$750-$999	583	20.35%
$1,000-$1,499	608	21.22%
$1,500-$1,999	431	15.04%
$2,000-$2,499	197	6.88%
$2,500-$2,999	112	3.91%
$3,000-$3,499	0	0.00%
$3,500 or More	0	0.00%
No Cash Rent	109	3.80%
Total	2,865	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

3.1.6. Owner Housing Units by Value Ranges

Data in the following table shows the number of housing units categorized into eight value ranges. According to Table 3.6, the greatest number (2,267; 33.87%) of the City of Eustis's owner-occupied housing stock is valued between $200,000 and $299,999. There are 502 units valued less than $50,000 (7.5%). Approximately 220 (3.29%) units are valued over $500,000.

Table 3.6: City of Eustis Owner Housing Units by Value Ranges, 2023

Housing Value	Number	Percent
<$50,000	502	7.50%
$50,000-$99,999	662	9.89%
$100,000-$149,999	316	4.72%
$150,000-$199,999	800	11.95%
$200,000-$299,999	2,267	33.87%
$300,000-$499,999	1,844	27.55%
$500,000-$999,999	220	3.29%
$1,000,000-$1,499,999	0	0.00%
$1,500,000-$1,999,999	0	0.00%
>$2,000,000	0	0.00%
Total	6,694	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

3.1.7.Monthly Costs - Owner-Occupied Housing

Owner costs with a mortgage are reported in Table 3.7. The category ranging from $1,500 to $1,999 value ranges contain the majority of mortgaged units in the City of Eustis. Of the 4,357 units reported in this table,1,2812 units (27.82%) appear in this category.

Table 3.7: City of Eustis Monthly Owner Costs with a Mortgage, 2023

Owner-Occupied Monthly Costs	Number of Households	Percent
<$200	0	0.00%
$200-$299	0	0.00%
$300-$399	0	0.00%
$400-$499	0	0.00%
$500-$599	39	0.90%
$600-$699	0	0.00%
$700-$799	0	0.00%
$800-$899	131	3.01%
$900-$999	161	3.70%
$1,000-$1,249	945	21.69%
$1,250-$1,499	947	21.74%
$1,500-$1,999	1,212	27.82%
$2,000-$2,499	368	8.45%
$2,500-$2,999	184	4.22%
$3,000-$3,499	74	1.70%
$3,500-$3,999	0	0.00%
>$4,000	0	0.00%
Total	4,357	

Source: Shimberg Center for Housing Studies from US Census Bureau American Community Survey Data, 2019-2023

3.1.8. Rental Housing Cost Burden

Table 3.8 distributes the number of renter households into various income ranges based on cost to income ratio. The common affordability standard for renters, as well as owners, is no more than 30% of income to be spent on housing costs. Income is given in relation to Area Median Income (AMI) which is the median income for a defined geographical area and is calculated by the US Department of Housing and Urban Development. In the City of Eustis, more than half of rental households, 53.94%, pay more than 30% of their income on housing and are considered to be cost burdened.

Table 3.8: City of Eustis Rental Housing Cost Burden, 2023

Household Income	Percent of Household Income Spent on Housing Costs					
	30% or less		30.1-50%		More than 50%	
	Number	Percent	Number	Percent	Number	Percent
30% AMI or less	161	4.35%	464	12.53%	309	8.34%
30.01-50% AMI	321	8.67%	452	12.20%	285	7.69%
50.01-80% AMI	446	12.04%	375	10.12%	59	1.59%
80.01-100% AMI	363	9.80%	0	0.00%	54	1.46%
Greater than 100% AMI	415	11.20%	0	0.00%	0	0.00%

Household Income	Percent of Household Income Spent on Housing Costs					
	30% or less		30.1-50%		More than 50%	
	Number	Percent	Number	Percent	Number	Percent
Total	1,706	46.06%	1,291	34.85%	707	19.09%

Source: Shimberg Center for Affordable Housing from US Census Bureau American Community Survey Data, 2019-2023.

3.1.9. Owner Housing Distributed by Cost-to-Income Ratios for Households at Different Income Levels

Where Table 3.8 shows the number of renter households, Table 3.9 shows the number of owner households in various income ranges and distributes them into ranges based on the percentage of their income spent on housing. The greatest number of households, 4,899, pay less than 30% of their income towards housing.

Table 3.9: City of Eustis Owner Housing Cost Burden, 2023

Household Income	Percent of Household Income Spent on Housing Costs					
	30% or less		30.1-50%		More than 50%	
	Number	Percent	Number	Percent	Number	Percent
30% AMI or less	10	0.17%	83	1.40%	218	3.66%
30.01-50% AMI	244	4.10%	130	2.19%	96	1.61%
50.01-80% AMI	643	10.81%	316	5.31%	10	0.17%
80.01-100% AMI	441	7.41%	114	1.92%	47	0.79%
Greater than 100% AMI	3,561	59.86%	36	0.61%	0	0.00%
Total	4,899	82.35%	679	11.41%	371	6.24%

Source: Shimberg Center for Affordable Housing from US Census Bureau American Community Survey Data, 2019-2023.

3.1.10. Housing Unit Condition

Table 3.10 provides a summary of housing unit conditions provided by 2023 Shimberg data using indicators of over-crowdedness, lack of heating fuel, kitchens, or plumbing facilities. According to the 2023 data, lacking complete kitchen facilities is the primary substandard condition in the City of Eustis with 266 households.

Table 3.10: City of Eustis Housing Condition Summary, Substandard Indicators, 2023

Substandard Housing Criteria	Number	Percentage of Occupied Housing Units
Overcrowded (1.01 or More Persons per Room)	0	0%
No Fuel Used	116	1.20%
Lacking Complete Kitchen Facilities	266	2.50%
Lacking Complete Plumbing Facilities	126	1.20%

Source: Shimberg Center for Affordable Housing from US Census Bureau American Community Survey Data, 2019-2023.

3.2. Projected Housing

3.2.1. Household Projections by Size, Income, and Age

The US Census Bureau provides a breakdown of household size within the ACS data. Table 3.11 shows the number and percentage of household sizes for 2023.

Table 3.11: City of Eustis Household Size, 2023

Household Size	Number	Percent
1-person household	2,928	30.63%
2-person household	3,475	36.35%
3-person household	1,286	13.45%
4-or-more-person household	1,870	19.56%
Total	9,559	

Source: US Census Bureau American Community Survey, 5-year Estimates 2019-2023

Table 3.11 shows that 2-person households make up 36.35% of the City's households. These percentages for household size will be carried through future projections for the number of households through the planning timeframe. The 2023 estimate for people per household (2.41) will be applied to the population projections in Table 1.2 to provide an estimate of the number of households for 2030, 2035, 2040, and 2045. Table 3.12, below, shows the projections for the number of households by size for these future years.

Table 3.12: City of Eustis Household Projections by Size, 2030-2045

Household Size	2030	2035	2040	2045
Total Occupied Households	12,302	13,305	14,099	14,754
1-person household	3,768	4,075	4,318	4,519
2-person household	4,472	4,836	5,125	5,363
3-person household	1,655	1,790	1,896	1,984
4-or-more-person household	2,406	2,602	2,758	2,886

Source: DesignWest Group, 2025

Table 3.13, below, shows the projections for the number of households within each income range, shown as a percentage of AMI. AMI for the future is not known, as it changes over time based upon area incomes and other economic factors. The largest percentage of households (41.56%) within the City of Eustis are expected to make over 100% of AMI. Households with incomes at this level are the least cost burdened as shown in Tables 3.8 and 3.9, above.

Table 3.13: City of Eustis Household Projections by Income Range, 2030-2045

Household Size	2023	Percent	2030	2035	2040	2045
Total Households	9,653		12,302	13,305	14,099	14,754
Greater than 100% of AMI	4,012	41.56%	1,587	1,716	1,818	1,903

Household Size	2023	Percent	2030	2035	2040	2045
Greater than 80% but less than or equal to 100% of AMI	1,019	10.56%	1,947	2,106	2,232	2,335
Greater than 50% but less than or equal to 80% of AMI	1,849	19.15%	2,356	2,549	2,701	2,826
Greater than 30% but less than or equal to 50% of AMI	1,528	15.83%	1,299	1,405	1,488	1,557
Less than or equal to 30% of AMI	1,245	12.90%	5,113	5,530	5,860	6,132

Source: DesignWest Group, 2025; 2023 data from Shimberg Center for Housing Studies

Table 3.14, below, shows the population projections for the City of Eustis by age. The percentages of each age group from the Shimberg Center for Housing Studies were applied to the City's population projections through the planning horizon.

Table 3.14: City of Eustis Population Projections by Age, 2030-2045

Age	2023 Population	Percent	2030 Population	2035 Population	2040 Population	2045 Population
0-4	1,445	6.04%	1,791	1,937	2,053	2,148
5-9	1,329	5.56%	1,647	1,782	1,888	1,976
10-14	1,381	5.77%	1,712	1,851	1,962	2,053
15-19	1,267	5.30%	1,571	1,699	1,800	1,884
20-24	1,335	5.58%	1,655	1,790	1,897	1,985
25-29	1,593	6.66%	1,975	2,136	2,263	2,368
30-34	1,518	6.35%	1,882	2,035	2,156	2,257
35-39	1,399	5.85%	1,734	1,876	1,987	2,080
40-44	1,361	5.69%	1,687	1,825	1,933	2,023
45-49	1,252	5.23%	1,552	1,678	1,779	1,861
50-54	1,396	5.84%	1,730	1,872	1,983	2,075
55-59	1,660	6.94%	2,058	2,225	2,358	2,468
60-64	1,730	7.23%	2,145	2,319	2,458	2,572
65-69	1,460	6.10%	1,810	1,957	2,074	2,170
70-74	1,258	5.26%	1,559	1,687	1,787	1,870
75+	2,534	10.59%	3,141	3,397	3,600	3,767
Total	23,918		29,649	32,065	33,978	35,557

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

Table 3.15, below, shows household projections for the City of Eustis by age of householder through the planning timeframe. Age of householder can help estimate the type of household that is required. Younger householders may need larger houses for families, while older householders may be retired and looking for smaller houses.

Table 3.15: City of Eustis Household Projections by Age of Householder, 2030-2045

Age of Householder	2023	2030	2035	2040	2045
Owner					
15-34	665	856	926	981	1,026
35-54	2,142	2,757	2,981	3,159	3,306
55-64	1,772	2,280	2,466	2,614	2,735
65 and older	2,115	2,722	2,944	3,120	3,264
Total	6,694	8,615	9,317	9,873	10,332
Renter					
15-34	572	736	796	844	883
35-54	988	1,272	1,375	1,457	1,525
55-64	591	761	823	872	912
65 and older	714	919	994	1,053	1,102
Total	2,865	3,687	3,988	4,226	4,422

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

3.2.2. Projections of Need for Housing

The final section provides projections of additional housing needed for the years 2030, 2035, 2040, and 2045. Projections are created by taking the total number of households estimated for each future year and applying the current vacancy rate (10.95% of all units, based upon Shimberg data) to estimate the number of vacant units. These numbers are then added together to project the number of units that are needed to accommodate the population through the planning timeframe. Need is determined by calculating the difference between the supply (estimated 2023 total units, based upon Shimberg data) and the projected demand. By the year 2045, the City of Eustis will need a projected increase in housing units of 5,635.

Table 3.16: City of Eustis Projection of Additional Units Needed 2030-2045

Year	Occupied Housing Units	Vacant Housing Units	Total Housing Units	Additional Housing Units Needed
2023	9,559	1,176	10,735	
2030	12,302	1,347	13,649	2,914
2035	13,305	1,457	14,762	4,027
2040	14,099	1,544	15,643	4,908
2045	14,754	1,616	16,370	5,635

Source: 2023 Data from Shimberg Center for Housing Studies; 2030-2045 calculations by DesignWest Group, 2025

Table 3.17 shows the split between the future need for single and multi-family housing. Using the percentages of existing housing types from Table 3.2, the projected need for each type of housing unit is projected through the planning timeframe.

Table 3.17: City of Eustis Projected Number of Housing Units Needed by Type, 2030-2045

Year	Increase Needed	Single Family	Multi Family	Mobile Home
Percent of Total		69.96%	21.42%	8.26%
2030	2,914	2,039	624	241
2035	4,027	2,817	863	333
2040	4,908	3,434	1,051	405
2045	5,635	3,942	1,207	465

Source: DesignWest Group, 2025

By the end of the planning horizon, the City will need an additional 5,635 dwelling units. It is assumed that approximately 78% (4,407) will be single family or mobile homes and will be accommodated in the Rural Residential, Suburban Residential, and Mobile Home/RV land use categories. These categories have an estimated average density of 4 units per acre. Approximately 22% (1,207) of the units needed by 2046 will be multi-family units that will be accommodated in the Urban Residential and Mixed Commercial/Residential Land Use Categories with an estimated average density of 8 units per acre. Based on these assumptions, approximately 1,102 acres will be needed for single family residential housing. Approximately 150 acres will be needed for future multi-family development. Ultimately, however, market forces determine the location and type of housing that will be needed and will drive the amount of land needed to accommodate the future population.

4. INFRASTRUCTURE ELEMENT

4.1. Potable Water

Potable water for the City of Eustis is provided by the City's public water system. The City operates three community water systems that provide potable water service and fire protection to areas within the incorporated City limits and some unincorporated areas. The water systems, Main, Eastern, and Heathrow Country Estates, operate independently of each other. The operating capacities of the water systems (14.805, 1.790, and 1.368 Million Gallons per Day [MGD], respectively) are well above the permitted limits on average annual daily withdrawal (4.30, 0.369, and 0.112 MGD, respectively). The City has an adopted LOS for each of its water systems. For the Main system, the adopted LOS is 99 gallons per capita per day (gpcpd). For the Heathrow and Eastern systems, the adopted LOS is 150 gpcpd and 151 gpcpd. This difference is due to the more readily availability of reclaimed water systems within the Main water system. Since each water system has its own adopted LOS, and the apportionment of future population to the areas the water systems serve is beyond the scope of this analysis, an LOS of 150 gpcpd will be used to evaluate the availability of future capacity to serve the projected population. Table 4.1, below shows the projected potable water demand for the City as a whole using this standard.

Table 4.1: City of Eustis Potable Water Demand, 2025-2050

Year	Projected Population Increase	Projected Increase in Demand (MGD)	Projected Sanitary Sewer Service Demand (MGD)[1]
2025			1.52
2030	5,172	0.78	2.29
2035	7,588	1.14	2.66
2040	9,501	1.43	2.94
2045	11,080	1.66	3.18
2050	12,491	1.87	3.39

1 Current demand is estimated using the 150 gpcpd standard.

Source: DesignWest Group, 2025.

Table 4.2, below, shows the calculations for the remaining capacity within the potable water system as a whole based on the projected increase in population and the adopted level of service.

Table 4.2: City of Eustis Projected Potable Water Capacity, 2030-2050

Year	Estimated Capacity (MGD)	Projected Demand (MGD)	Remaining Capacity (MGD)
2030	4.78	2.29	2.49
2035	4.78	2.66	2.12

Year	Estimated Capacity (MGD)	Projected Demand (MGD)	Remaining Capacity (MGD)
2040	4.78	2.94	1.84
2045	4.78	3.18	1.6
2050	4.78	3.39	1.39

Source: DesignWest Group, 2025

Table 4.2 shows that the City's water system as a whole has adequate capacity to serve the projected population. The potable water system's operation capacity exceeds its permitted withdrawals if demand for potable water increases beyond estimated demand or within a specific service area. No expansion in potable water capacity is expected to be needed through the planning timeframe.

4.2. Sanitary Sewer

The City of Eustis provides sanitary sewer service through two systems that provide service to residential, commercial, industrial, and institutional customers within the incorporated City limits and some unincorporated areas. The wastewater treatment facilities, Eustis Eastern and Eustis Bates Avenue, have a permitted capacity of 1.30 and 2.99 MGD respectively.

The adopted LOS standard for sanitary sewer for the City of Eusits is 250 gallons per day per household (gpdphh). This standard will be used to estimate the demand on the City's sanitary sewer facilities through the planning timeframe. The City's population is projected to increase by 12,491 people by 2050. Table 4.3, below, shows the calculations for the increased demand on the City's sanitary sewer system based on the projected increase in population and the adopted level of service. Table 4.4 shows the estimated remaining Capacity for sanitary sewer facilities through the planning timeframe.

Table 4.3: City of Eustis Sanitary Sewer Service Demand, 2025-2050

Year	Projected Population Increase	Projected Increase in Demand (MGD)	Projected Sanitary Sewer Service Demand (MGD)[1]
2025			2.54
2030	5,172	0.54	3.08
2035	7,588	0.79	3.33
2040	9,501	0.99	3.52
2045	11,080	1.15	3.69
2050	12,491	1.30	3.83

Source: DesignWest Group, 2025.

Table 4.4: City of Eustis Projected Sanitary Sewer Service Demand, 2030-2050

Year	Estimated Capacity (MGD)	Projected Demand (MGD)	Remaining Capacity (MGD)
2030	4.29	2.29	2.00
2035	4.29	2.66	1.63
2040	4.29	2.94	1.35
2045	4.29	3.18	1.11
2050	4.29	3.39	0.90

Source: DesignWest Group, 2025

As Table 4.4 shows, there should be adequate capacity to serve the projected population. No expansion in sanitary sewer facilities is anticipated to be needed through the planning timeframe. The projected demand leaves 0.90 mgd capacity to serve future growth.

Pursuant to requirements in Section 163.3177(6)(c)3, F.S., there are no developments of 50 or more lots with more than one onsite sewage treatment and disposal system. The City requires that properties connect to central water and sanitary sewer systems when these systems are reasonably available with connectivity, capacity, and proximity criteria set out within the State's definition of reasonably available in regards to potable water and sewer systems. Undeveloped parcels are required to connect to central water and sewer systems at the time of development if reasonably available.

4.3. Solid Waste

The City of Eustis contracts with Waste Management to remove the City's solid waste. The solid waste is transferred to the Covanta Lake County Resource Recovery Facility in Okahumpka, Florida. This facility is operated by Covanta Energy Corporation and is a waste to energy plant that uses two incinerators to process approximately 250 tons of municipal solid waste daily. Through this process, the facility generates both electricity and steam, contributing to renewable energy production.

The adopted LOS standard for the City of Eustis solid waste is 7.0 lbs per capita per day. This equates to approximately 1.28 tons per capita per year. Table 4.5, below, shows the calculations for the increased demand on the City's solid waste system based on the projected increase in population and the adopted level of service.

Table 4.6: City of Eustis Projected Solid Waste Service Demand, 2030-2045

Year	Projected Population Increase	Projected Increase in Demand (Tons per Day)	Projected Solid Waste Demand (Tons Per Day)
2025			85.67
2030	5,172	18.10	103.77

Year	Projected Population Increase	Projected Increase in Demand (Tons per Day)	Projected Solid Waste Demand (Tons Per Day)
2035	7,588	26.56	112.23
2040	9,501	33.25	118.92
2045	11,080	38.78	124.45
2050	12,491	43.72	129.39

Source: DesignWest, 2025

In 2050, the demand for solid waste services is calculated at 129.39 TPD. The Covanta Lake County Resource Recovery Facility is expected to have adequate capacity to serve the projected population through the planning horizon of 2046.

4.4. Stormwater

The adopted LOS standard for the City of Eustis's stormwater system is as follws:

- 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 pursuant to City LDR found in Section 106-2 (Applicability and Exemptions), Section 115-5 (Stormwater Management) and Section 121-25 (Flood Plains) of the City Code of Ordinances.

- 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 2014 Master Stormwater Plan. Volumes of discharge for other basins may meet lesser requirements to be determined pursuant to the City LDR.

- Retention/Detention. Minimum on-site retention/detention for pollution abatement purposes shall be as determined by the SJRWMD per Rule 40C-42, FAC (for sections of the planning area within the City) and by the Lake County Subdivision Regulations and SJRWMD per Rule 40C-42, FAC in unincorporated sections of the planning area. These regulations must be followed pursuant to the City LDR.

Maintenance and improvements to the stormwater system are made as needed and as funding allows and in accordance with the 2014 City of Eustis Master Stormwater Plan.

4.5. Natural Groundwater Aquifer Recharge

There are several areas of natural groundwater aquifer recharge areas within the City. These areas are shown on Map 12: Wekiva Study Area Most Effective Undeveloped Recharge Areas. These areas, as well as the areas around the City's groundwater wells, are protected by both local and state policies. These policies govern the type of development, impervious surfaces, and stormwater discharge standards. As part of the Wekiva Protection Area, development in

these areas is closely monitored and controlled to protect the water quality of the City's water supply as well as Wekiwa Springs.

5. CONSERVATION ELEMENT

5.1. Natural Areas

5.1.1. Surface Water

Lakes, streams, and possible wetland areas are shown on Map 6: Surface Water Features. There are no rivers within the City. The City of Eustis lies within the Ocklawaha River Watershed. Many other smaller bodies of water meander through the City. According to monitoring done by the Florida Department of Environmental Protection, there are several water bodies whose drainage basins are at least partially within City limits or within the Eustis Planning area who are failing to meet water quality standards. Table 5.1, below, lists these water bodies. Non-point sources of pollution are the source of these impairments, and the City will cooperate with the SJRWMD and FDEP to reduce the conditions that result in these impaired water bodies.

Table 5.1: City of Eustis Water Bodies

Water Body	Size	Impairment Status
Lake Eustis	7,806 acres	Impaired – Total Phosphorous
Lake Yale	4,042 acres	Impaired – Total Phosphorous
Lake Joanna	309 acres	Impaired – Total Phosphorous
Lake Eldorado	185 acres	Not Impaired
East Crooked Lake	155 acres	Not Impaired
West Crooked Lake	112 acres	Not Impaired
Trout Lake	112 acres	Impaired – Total Phosphorous, Total Nitrogen, Chlorophyll-a
Lake Bracy	77 acres	Not Impaired
Lake Swatara	76 acres	Not Impaired
Lake Woodward	68 acres	Not Impaired
Lake Serpentine	58 acres	Not Impaired
Clear Lake	51 acres	Not Impaired
Lake May	31 acres	Not Impaired
Lake Hermosa	30 acres	Not Impaired
Bay Lake	26 acres	Not Impaired
Lake Louise	25 acres	Not Impaired
Lake Gracie	20 acres	Not Impaired
Lake Etowah	19 acres	Not Impaired
Lake Myrtle	16 acres	Not Impaired
Blue Lake	15 acres	Not Impaired
Lake Willie	13 acres	Not Impaired
Lake Dixie	9.7 acres	Not Impaired
Lake Erma	7.5 acres	Not Impaired

Water Body	Size	Impairment Status
Lake Dot	6 acres	Not Impaired
Green Lake	5 acres	Not Impaired
Lake Maggie	4.2 acres	Not Impaired

Source: FDEP SWIM program interactive map, 2025

5.1.2. Wetlands/marshes

Wetland areas have been identified on the south end of Trout Lake, Lake Yale, and the Eustis Meadows (an area of undisturbed marsh). These habitats provide a home, food source, breeding ground, nursery, and refuge for many species of animals and plants which depend upon these ecosystems for their continued survival.

5.1.3. Air Resources

Ambient air quality is monitored statewide through the State and Local Air Monitoring System (SLAM). Standards have been established for air contaminants based on federal standards for ambient air quality. The FDEP maintains an extensive monitoring program to track air quality in the State. Lake County is monitored for ozone in the southern part of the county. There are no air monitoring stations closer to the City.

A permit is required for the construction, modification, expansion, or operation of any facility or development that will emit pollutants into the air. The Division of Air Resources Management (FDEP) issues air quality construction permits for major possible air pollution developments. Minor source construction and operating permits are processed in the FDEP district offices.

5.1.4. Flood-Prone Areas

The floodplains in the City of Eustis area are shown on Map 7: Areas Subject to Flooding. These areas indicate the 100-year potential flood areas. The floodplain areas delineated within the planning area pose no devastating threat from flooding. Current City and County ordinances are believed to provide adequate regulation for protection from flood damage at the time of initial construction. The ordinances are designed to restrict or prohibit uses which are dangerous to health, safety, and property due to water erosion hazards, regulate the location and construction standards of uses vulnerable to floods, control alterations to natural floodplains, prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

5.1.5. Sources of Commercially Valuable Minerals

There are no sources of commercially valuable minerals within the City of Eustis.

5.2. Fisheries, Wildlife, Marine Habitat, and Vegetative Communities

5.2.1. Fisheries

There are no commercial seafood harvesting or processing facilities within the City.

5.2.2. Wildlife

There is potential for 67 animals and 31 plants on the State's list of endangered, threatened, or imperiled species to occur within the City or its planning area. All greenfield development is required to evaluate the site for the presence of an endangered, threatened, or imperiled species prior to development.

5.2.3. Vegetative Communities

There are six identifiable general vegetative communities found within the planning area. They are:

- Xerophytic pine communities
  - Sandpine Scrub
  - Longleaf Pine Sandhill
- Hydrophytic communities
  - Pine Flatwoods
  - Lake Border Swamp
  - Cypress Pond
  - Wet prairies

These six vegetative communities have been significantly altered because of the urban development which began with the settlement of the City of Eustis in the 1870s and the extensive citrus production that began after the freeze of 1894-95. Back-to-back devastating freezes in the early 1980s killed the majority of the mature citrus trees found within the southern and eastern portions of the planning area. Some of the groves have since been replanted in the eastern portion of the planning area as there is little pressure from development in this area of the county. Most of the dead groves with lake frontage, in the US 441 corridor, or near the urbanized fringes were not replanted because of their strategic locations and higher land values for future development.

The vegetative communities are described in more detail below in the following paragraphs.

- Xerophytic pine communities

- Sandpine scrub: Sandpine scrub is a fire-dependent, subclimax evergreen community occurring on elevated, infertile, and excessively drained sands of marine origin. The understory of the scrub community is composed primarily of woody shrubs with oak species being most common. Destructive crown fires occur about every 50 years for regeneration of the forest. The sandpine scrub occurs on the excessively well drained soils of the St. Lucie, Lakewood, Palmetto, Walaka, and Paola series in the eastern portion of the planning area. Most of these areas have been cleared for citrus groves and have little or no value as farmland because of the excessively drained nature of the soils which would require extensive irrigation and fertilization.

- Longleaf pine sandhill: This sandhill community, also known as the longleaf pine-turkey oak community, is a fire-dependent, subclimax community which occurs throughout the urbanized center of the City of Eustis along the Mount Dora Ridge. The canopy was once dominated by longleaf pine which was heavily logged in the early 1900s. Variations of the sandhill community are recognized by the occurrence of four subcanopy, co-dominant deciduous oaks, with turkey • oaks being the most common. Unlike the sand pine scrub community, the sand hills have an abundant herbaceous groundcover. The sandhill community occurs most commonly on the Lakeland-Eustis-Blanton/Norfolk associations. Soils consist of excessively drained, deep sands with high permeabilities and low water holding capabilities. The water tables are usually more than six feet below the surface. Scattered longleaf pines and turkey oaks are found within the urbanized area today. Also found within this community are subcommunities of xeric oak hammocks which typically occur as a fringe around the numerous lakes found within the planning area. The most significant stands occur along the northern edges of East and West Crooked lakes.

➢ Hydrophytic communities

- Pine flatwoods: The pine flatwoods is a fire-dependent, subclimax community occurring on poorly drained flatland dominated by pine trees. It is the most common ecosystem found within the St. Johns River drainage basin. Three phases of flatwoods are recognized based on the occurrence of longleaf, slash, and pond pine, with mixed dominance being common. There is usually a dense scrub and herbaceous layer beneath the pine canopy, composed chiefly of soft palmetto, galberry, runner oak, and wiregrass. The flatwoods occur on a variety of soil types, all of which are poorly to imperfectly drained because of their lower relief in the presence of either fine textured soil materials or cemented organic layers of hardpan at varying depths. The water table is usually located close to the surface. These areas occur predominantly in the northwest portion of the planning area within the Central Valley. There are also a number of scattered pockets of flatwood associations which correspond to natural low drainage areas associated with the closed basin lakes.

- Lake border swamp: Many of the lakes in the region are surrounded by this community which consists principally of cypress or ash-gum-cypress communities. In the planning area, these areas occur along the eastern side of Lake Eustis, along Lakeview Drive, and in the Trout Lake and Lake Yale areas. These stands have been heavily timbered in the past, but new growth cypress and other hardwoods are present in many areas.

- Cypress ponds: Cypress ponds are forested wetlands which are found throughout flatwood areas. Each occurs in a lens-shaped depression and is usually underlaid by an impervious clay and/or hardpan layer which impedes seepage and is responsible for the pooling of water. The ponds vary in size from one acre to as much as ten acres. The canopy is dominated by cypress, with bayhead species (such as gum and slash pine) commonly invading the shallower margins. Cypress ponds are characterized by fluctuating water levels and are seasonally or permanently wet. In the planning area, cypress ponds are found in scattered areas east of Hicks Ditch in the vicinity of Clear Lake.

- Wet prairies: The wet prairie is a marsh-like community dominated by herbaceous cover of grasses, sedges, herbs, and occasional shrubs. This community commonly occupies the margins of sandhill pines and lakes between the normal water level and the characteristic vegetation which marks the beginning of the surrounding forest. Width of these communities varies depending on the water level fluctuations. This community is not only adapted to periodic flooding and drying, but requires these pulses to discourage invading plants in order to maintain the characteristic prairie vegetation . In the planning area, wet prairies occur at the south end of Lake Yale and some fringe areas of the Eustis Meadows. To a lesser degree, they occur within the fringe areas of other lakes within the planning area. Of special note is Lake Lincoln, which is a dry lake bed prairie at this time and continually subject to water level fluctuations.

The diversity of these six communities within the planning area is strongly associated with the diversity of soils. The many characteristics of soils, such as chemical composition, texture, depth, and position affect the supply of moisture and nutrients to the plants. For these communities to remain, this delicate system should be maintained and protected since particular species of flora and fauna are always found within a given community. Each community is distinctive, with its own species, composition, structure, and environmental relations. The vegetative community and the environment form a basic functional unit, the ecosystem.

5.3. Erosion

No significant soil erosion is occurring within the City.

6. RECREATION AND OPEN SPACE ELEMENT

6.1. Existing Facilities

The City of Eustis contains approximately 69.46 acres of park and recreation facilities. Table 6.1, below, lists each park within the City and its associated facilities.

Table 6.1: City of Eustis Park and Recreation Facilities, 2025

Name	Acreage	Service Area	Recreational Orientation	Facilities
Bennett Park	2.24	Neighborhood	Active/Passive	Gazebo, Picnic Tables, Playground, Tennis Court
Cardinal Cove	6.8	City/Community	Active/Passive	1/4 mile Paved Walking Trail, Lake/Lakeview, Picnic Tables, Tennis Court, Fishing, Pickleball Courts
Carver Park	10.91	City/Community	Active/Passive	Basketball Court (outdoor), BBQ Grill, Benches, ADA Accessible, Pet Waste Station, Picnic Tables, Playground, Restroom Facilities, Water Fountains, Youth Activity Area
Clifford House & Museum	1.31	Special Facility	Passive	Citrus Museum, Restrooms, ADA Accessible, Historic House, Parking
Corey Rolle Field	6.45	City/Community	Active/Passive	ADA Accessible, Picnic Tables, Benches, Racquetball Court, Pavillion, Grassed Sports Field, Bleachers, Concession Stand, Electric Scoreboard
Elizabeth Circle	0.88	Neighborhood	Active/Passive	ADA Accessible, Picnic Tables, Playground, Shade Areas, Tennis Courts
Eustis Lake Walk		Special Facility	Passive	Boardwalk, 23 Boat Slips, 4 Pavilions, 3,225 L.F. of Walking Path
Ferran Park	8.18	City/Community	Active/Passive	ADA Accessible, Bendshell, Benches, Phone Charging

Name	Acreage	Service Area	Recreational Orientation	Facilities
				Station, EV Car Charging Station, Fishing, Gazebo, Lake/Lakeview, Playground, Restroom Facilities, Walking Trail, Water Fountains, Kayak Launch
"GT" Gnann-Thompson Memorial Dog Park	1.8	City/Community	Passive	ADA Accessible, Benches, Dog Wash Bays, Dog Water Fountain; Dog Water Features, Pet Waste Station, Shade Areas, Water Fountains
Palmetto Point Park	18.8	City/Community	Active/Passive	ADA Accessible, Public Restrooms, Disk Golf Station, 1/2 mile Walking Trail, Grassed Sports Field, and Pet Waste Station.
Pendleton Park	1.75	Community/ Neighborhood	Active/Passive	ADA Accessible, Benches, Shae Areas, Basketball Court (outdoors), Picnic Tables, Pavillion (Sports), Playground
Selleen Tot Lot	0.34	Neighborhood	Active	ADA Accessible, Benches, Picnic Facilities, Playground, swing sets
Sunset Island Park	10	City/Community	Active/Passive	ADA Accessible, Benches, Basketball Court (outdoors), Racquetball Courts. Skate Park, Pet Waste Station, Sports Pavillion, Tennis Court, Restroom Facilities, Walking Trails, Water Fountain

Source: City of Eustis, 2025

6.2. Needs Analysis

The City of Eustis has deleted its level of service (LOS) standard for recreation and open space facilities.

7. INTERGOVERNMENTAL COORDINATION ELEMENT

7.1. Intergovernmental Coordination Inventory

The area of concern for intergovernmental coordination includes Bay County, the City of Springfield, and the City of Lynn Haven. These areas represent the county of residence and adjacent municipalities.

7.1.1. Intergovernmental Inventory

Local Governments:	Lake County, City of Tavares, City of Mount Dora.
Local Boards and Special Districts:	Lake County School Board
Regional Agencies:	Lake Sumpter Metropolitan Planning Organization (MPO), East Central Florida Regional Planning Council.
State Agencies:	SJRWMD, FDEP, FDOT, and Florida Fish and Wildlife Conservation Commission.

7.1.2. Existing Coordination Mechanisms

The primary instruments employed are interlocal agreements for essential services such as utilities and roadways. A summary of specific agreements is shown in Table 1.

Table 7.1. Summary of Intergovernmental Coordination Agreements

Subject of Agreement	Plan Elements Affected	Parties Other than City of Eustis	Lead Agency
Building Permits	Future Land Use	Lake County	City of Eustis
Concurrency Management	All Elements	Lake County, FDOT, FDEP	City of Eustis
Metropolitan Planning Organization	Traffic Circulation	Lake County, FDOT, East Central Florida RPC	Lake Sumpter MPO
Traffic	Transportation	Lake County	Lake County
Traffic	Transportation	FDOT	FDOT
Public School Facilities	Public School Facilities, Intergovernmental Coordination, Capital Improvements Element	Lake County School Board, Other Cities in Lake County	Lake County School Board

Source: City of Eustis, 2025

7.1.3. Intergovernmental Coordination Issues

This section summarizes intergovernmental coordination issues as they relate to each comprehensive plan element.

Future Land Use

The City of Eustis shares jurisdictional boundaries with the Cities of Tavares and Mount Dora and with Lake County. Most issues concerning annexation are dealt with through the use of a joint planning area, the City of Eustis Planning area that extends to the north, east, and south of the City. The City has input into the planning of this area, and is responsible for utility infrastructure expansion in this area.

Transportation

Traffic circulation in Lake County is managed by the Lake Sumpter MPO. The organization was established to recommend and monitor transportation programs in the urban area. The MPO is comprised of study committees representing local elected officials and technical staff. This arrangement provides a forum for discussion and action on local transportation issues on a system-wide basis.

Housing

The City should continue to coordinate with local, state, and federal agencies in the provision of public housing and rental subsidies. The City should also continue to participate via the Interlocal agreement for the provision of potable water to provide adequate service for future housing needs.

Infrastructure

Provision of potable water and solid waste disposal are areas in which intergovernmental coordination is effectively taking place. Contracts and agreements provide specific terms and conditions of performance which are adhered to by the City and the other parties to the agreements.

Conservation

The most significant natural resources issue from the Conservation Element is the quality of surface waters within the City. The City should continue to cooperate with any efforts to quantify contamination problems and to identify and implement potential corrective actions.

Recreation and Open Space

The City needs to expand its Park and Recreation facilities to meet its adopted Level of Service in this area. To promote these opportunities, the City should consider coordination with adjacent local governments for shared facilities.

7.1.4. Coordination Among Local Comprehensive Plans

Chapter 163, F.S., requires the comprehensive plan to "provide for procedures to identify and implement joint planning areas, especially for the purposes of annexation, municipal incorporation, and joint infrastructure service areas." The City has an identified joint planning area that extends to the north, east, and south of the City. The City has input into the planning of this area, and is responsible for utility infrastructure expansion in this area.

The City also has the opportunity to participate in the review and approval of amendments to the comprehensive plans of adjacent local governments. When a proposed amendment is available for review, as part of the required public participation process, the City should review the proposal to ascertain any impacts to the City.

7.1.5. Recognition of Campus Master Plans

Chapter 163, F.S., also requires the comprehensive plan to "provide for recognition of campus master plans prepared pursuant to s. 240.155." The City will work with a University's Board of Regents in the development of a "campus development agreement" as provided for in s. 240.155(10) if the need arises.

7.2. Coordination with Plans of the School Board and Other Units of Local Government Providing Services but Not Having Regulatory Authority Over the Use of Land

The Intergovernmental Coordination Element is required to include principles and guidelines to be used to coordinate the adopted comprehensive plan with the plans of the school board and other units of local government which provide facilities and services but do not have regulatory authority over the use of land. Further, such principles and guidelines must be formalized (by interlocal or other formal agreement) within one year after adoption into the comprehensive plan.

Formal coordination with the School Board is already in place. An interlocal agreement was executed that specifies that the City and the School Board will both utilize the University of Florida Bureau of Business Research (BEBR) mid-range population projections for planning purposes; this interlocal agreement also specifies those land use categories in which public schools are allowed to be located.

Recognizing that disputes will occasionally arise between local governments over growth management issues, the City continues its policy to resolve conflicts with other local governments through the East Central Florida Regional Planning Council informal mediation process when considered necessary.

8. CAPITAL IMPROVEMENTS ELEMENT

8.1. Public Facility Needs

8.1.1. Traffic Circulation – There are no roadway capacity needs.

8.1.2. Sewer – There are no identified sanitary sewer capacity needs at this time.

8.1.3. Water – There are no identified water system capacity needs at this time.

8.1.4. Stormwater – There are no identified stormwater capacity needs at this time.

8.1.5. Recreation – There are no identified recreation capacity needs at this time

8.1.6. Other – Development of vacant areas based on future land use will generate needs for additional sanitary sewer and water lines, roads, and stormwater drainage. Developers will be required to install these facilities on any property they develop. Subsequently, the need for major capital improvements by the City should be minimized.

9. 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.

9.1 All Plan Amendments

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:

9.1.1 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.

9.1.2 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. 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.

9.1.3 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.

9.1.3.1 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.

9.1.3.2 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.

9.1.4 Transportation

Each application for a land use designation amendment will be required to demonstrate consistency with the Transportation Element of the adopted Comprehensive Plan.

9.1.5 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.

9.2 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:

9.2.1 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;

9.2.2 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, that there shall be no increase in nitrate/nitrogen loading to groundwater and surface water.

9.3 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 LDR 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 LDR 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.

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

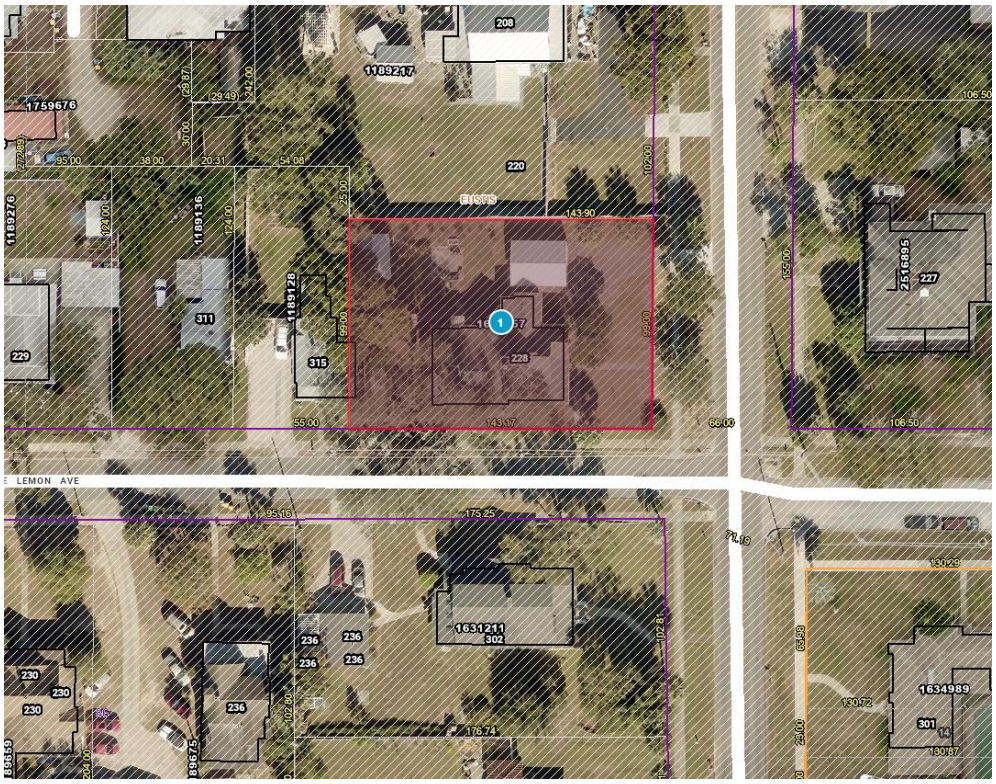
DATE: April 2, 2026

RE: Second Reading of Ordinance Number 2026-13: Conditional Use for an Accessory Dwelling Unit at 228 S Center Street (AK 1631157)

Introduction:
Ordinance Number 2026-13 approves a Conditional Use Permit for an accessory dwelling unit to an existing single-family residence in the Suburban Residential (SR) land use district for property located at 228 South Center Street (Alternate Key Number 1631157).

Background:
Pertinent Site Information:

a. The subject property at 228 S Center Street (Alternate Key Number 1631157) comprises about 0.33 acres.



b. The subject property currently contains a two-story 2,089 square-foot (living area) single-family residence built in 1900, a detached garage, and a screened porch. The Property Record Card from Lake County Property Appraiser's office's website is attached for reference.
c. The site and surrounding properties' land use are Suburban Residential (SR).
d. The subject property and all properties immediately adjacent to it are in the Urban Neighborhood design district.

Proposed Development:
Terry K. Lowmiller and Lisa D. Leyn, property owners of 228 S Center Street, are requesting Conditional use approval to add an accessory dwelling unit to the rear yard of their property.

Applicant's Request:

The applicant requests approval to permit the addition of an accessory dwelling unit (ADU) in the Suburban Residential land use district. The proposed ADU is 879 square feet in size and would be located behind the principal structure (please see the enclosed C.U.P. Conceptual Plans for the full, proposed ADU location on the property and specifications).

Analysis and Summary:

The proposed work is generally consistent with the overall property and the surrounding properties nearby. The existing structures will remain, but a new 879-square foot accessory dwelling unit would be added to the rear yard of the property, consistent with all setbacks required for accessory structures.

The City's Land Development Regulations Section 109-4, Use Regulations Table requires Conditional Use approval for accessory dwelling units in the Suburban Residential land use district. As a result, a Conditional Use application request was received to seek this required approval. A Building Permit application will also be required for the proposed work, which can theoretically receive approval by Planning upon approval of a Conditional Use for an accessory dwelling unit on this property.

The standards of review must show the Conditional Use is consistent with the City's Comprehensive Plan, Land Development Regulations, and City Codes, which are shown below.

This request for allowance of an ADU is generally consistent with the goals and objectives of the City's Comprehensive Plan, which has provisions for providing affordable housing and varieties of housing types, which an ADU can do. This ADU would be in an area of other residential development. The exterior appearance would be generally consistent with that of the existing principal structure, constructed in 1900.

Per Section 110-5.8, Garages, (full code section text is below) a garage is required for all single-family dwellings, and should any property owner enclose or reduce the size of any existing garage or carport below the square footage requirements of this section, then the owner shall mitigate the loss of the garage by providing for on-site parking and outside storage. If in a designated historic district, in an urban design district, or on a legal lot of record that is below the minimum suburban standard, or if enclosing a carport, then the owner may designate two on-site parking spaces at least 9 feet × 18 feet each in the driveway area or on the residential lot behind the building frontage; and provide outside storage by either constructing a storage shed with minimum dimensions of 10 feet × 10 feet in accordance with the Land Development Regulations for accessory structures or by

providing outside access to a designated, separated storage area within the enclosed garage or carport (minimum dimensions 12 feet × 7 feet).

The property is exempt from the garage requirement as it is in the Urban Neighborhood Design District. However, the home has an existing garage, and the applicant has indicated that the current driveway space as well as storage space will remain to accommodate both the residents of the principal and accessory structure.

Compatibility:
Per the Lake County Property Appraiser records (property record card attached for reference), the existing 2,089-square-foot primary residence was originally constructed in 1900, with two detached garages listed: one built in 1899 at 216 square feet and another built in 2022 at 500 square feet.

Surrounding land uses have not changed considerably over the years and are primarily residential.

The single accessory dwelling unit will not generate sufficient traffic to require a traffic study.

Noise should not be an issue as the primary use will be accessory residential occupying a small space.

The impervious surface ratio (ISR) maximum for the SR land use is 40%. The applicant/owner is proposing a new 879-square foot accessory dwelling unit (ADU) that will increase the ISR to 35.1%, according to the applicant's calculations.

Pursuant to Eustis LDR Sec. 94-176. – Definitions, "Impervious areas means those hard surfaced areas which either prevent or retard the entry of water into the soil mantle, as it entered under natural conditions prior to development, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include but are not limited to rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, and other surfaces which similarly impact the natural infiltration or runoff patterns which existed prior to development."

The impervious surface ratio (ISR) is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

Applicable Policies and Codes:
The standards of review must show the Conditional Use is consistent with the City's Comprehensive Plan, Land Development Regulations (LDR), and City Codes. Accordingly, staff has reviewed this Conditional Use request with consideration of the following.

The Comprehensive Plan: The Suburban Residential (SR) land use applies to residential areas which are typically adjacent to other residential development. The purpose is to provide for residential neighborhoods with fewer street connections and more bicycle and pedestrian-friendly circulation patterns, with limited retail and service businesses while maintaining residential character or compatibility.

Pursuant to Eustis LDR Section 94-176. – Definitions, "Impervious areas means those hard-surfaced areas which either prevent or retard the entry of water into the soil mantle, as it

entered under natural conditions prior to development, and/or cause water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions prior to development. Common impervious surfaces include but are not limited to rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, and other surfaces which similarly impact the natural infiltration or runoff patterns which existed prior to development."

Section 102-30 (Conditional Uses) of the Land Development Regulations (LDRs) provides for uses that are generally compatible with the use characteristics of a future land use district, but which require individual review of:
"Location, design, intensity, configuration, and public facility impact in order to determine the appropriateness of the use of any particular site in the district and their compatibility with adjacent uses."

The Conditional Use review allows the City Commission to attach conditions, limitations, and requirements to a Conditional Use permit to prevent or minimize adverse effects upon other properties in the neighborhood. These conditions can include limitations on size, intensity of use, bulk and location, landscaping, lighting, provision of adequate ingress and egress, duration of the permit, and hours of operation.

Recommended Action:
Development Services staff recommends approval of Ordinance 2026-13 to allow an accessory dwelling unit at 228 S Center Street.

Policy Implications:
None.

Budget/Staff Impact:
Not applicable.

Business Impact Estimate:
The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinances: Section 166.041(4)(c) : …enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

Prepared By:
Kyle Wilkes, AICP, Senior Planner

Reviewed By:
Jeff Richardson, AICP, Deputy Director of Development Services
Mike Lane, AICP, Development Services Director
Miranda Burrowes, Deputy City Manager

ORDINANCE NUMBER 2026-13

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE SUBURBAN RESIDENTIAL (SR) FUTURE LAND USE DISTRICT ON APPROXIMATELY 0.33 ACRES LOCATED AT 228 SOUTH CENTER STREET.

WHEREAS, Terry K Lowmiller and Lisa D Leyn, property owners, have applied for a Conditional Use Permit for the addition of an accessory dwelling unit at 228 South Center Street; and

WHEREAS, the subject property has a Land Use Designation of Suburban Residential (SR) and a Design District Designation of Urban Neighborhood; and

WHEREAS, an accessory dwelling unit is permitted as a Conditional Use in the Suburban Residential Land Use District; and

WHEREAS, the request for a Conditional Use Permit was properly Noticed for a Quasi-Judicial Public Hearing before the City Commission; and

WHEREAS, on March 19, 2026, the City Commission held the 1st Public Hearing to consider the Conditional Use Permit; and

WHEREAS, on April 2, 2026, the City Commission held the 2nd Public Hearing to consider the Conditional Use Permit; and

WHEREAS, the proposed conditional use is consistent with the City's Land Development Regulations, Comprehensive Plan, and Code of Ordinances; and

WHEREAS, the applicant has presented evidence to establish the following: That the proposed use is desirable at the particular location.

1. That the proposed conditional use will not have an undue adverse effect upon nearby property.
2. That such use will not be detrimental to the health, safety, or general welfare of the citizens residing in the area.
3. That the proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

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

Section 1. That a Conditional Use Permit is granted for an accessory dwelling unit on approximately 0.33 acres located at 228 South Center Street, more particularly described as:

EUSTIS S 99 FT OF E 143.75 FT OF LOT 1 BLK 77 PB 1 PG 79 ORB 5877 PG 977 ORB 5950 PG 2318

ALTERNATE KEY NUMBER: 1631157
PARCEL NUMBER: 11-19-26-0100-077-00011

Section 2. That the conditions of approval require that the accessory use meets all applicable provisions of the Land Development Regulations and the City Code of Ordinances and complies with the following specific conditions and limitations:

1. Payment of water and sewer impact fees is required as a condition of approval.

Section 3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 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.

Section 5. That this Ordinance shall become effective immediately upon passing.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 2nd day of April 2026.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
Emily A. Lee
Mayor/Commissioner

ATTEST:

_____
Christine Halloran, 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 2nd day of April 2026, by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

_____
Notary Public - State of Florida
My Commission Expires:
Notary Serial Number:

CITY ATTORNEY'S OFFICE

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

_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 2026-13 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.

_____
Christine Halloran, City Clerk

Property Record Card

General Information

Name:	LOWMILLER TERRY K AND LISA D LEYN	**Alternate Key:**	1631157
Mailing Address:	228 S CENTER ST EUSTIS, FL 32726 *Update Mailing Address*	**Parcel Number:**	11-19-26-0100-077-00011
		Millage Group and City:	000E Eustis
		2025 Total Certified Millage Rate:	19.8623
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	228 S CENTER ST EUSTIS FL, 32726	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	EUSTIS S 99 FT OF E 143.75 FT OF LOT 1 BLK 77 PB 1 PG 79 ORB 5877 PG 977 ORB 5950 PG 2318		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	99	144		14256.000	FD	$61,705.00	$61,705.00

Click here for Zoning Info Map FEMA Flood

Residential Building(s)

Building 1

Residential	Building Value: $135,738.00

Summary

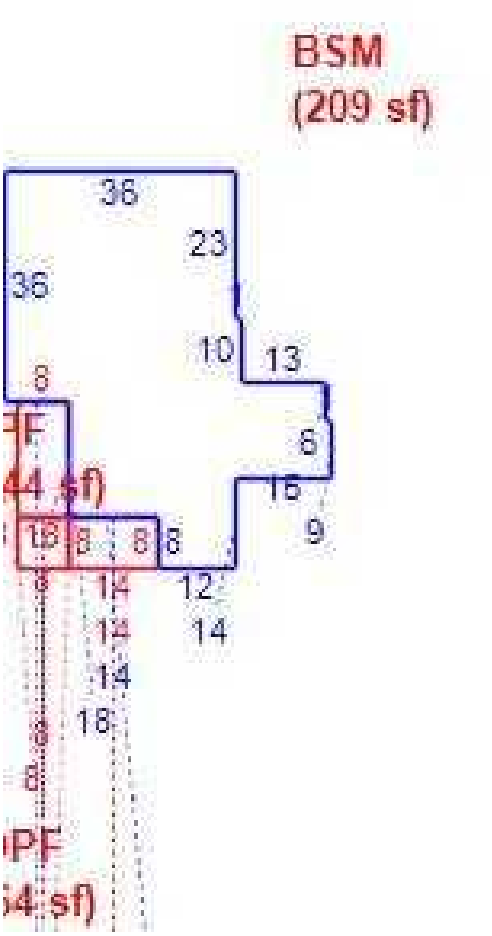
Year Built: 1900	Total Living Area: 2089	Central A/C: Yes	Fireplaces: 1
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 1	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT (BSM)		1.00	209
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	2089
OPEN PORCH FINISHED (OPF)		1.00	64
SCREEN PORCH FINISHED (SPF)		1.00	256

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF1)	216	SF	1899	$1,944.00
2	DETACHED GARAGE (DGF1)	500	SF	2022	$7,050.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name..

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5950 / 2318	05/05/2022	Quit Claim Deed	Unqualified	Improved	$102,500.00
5877 / 977	12/20/2021	Warranty Deed	Qualified	Improved	$332,000.00
4507 / 88	07/25/2014	Warranty Deed	Unqualified	Improved	$100.00
4507 / 84	07/23/2014	Warranty Deed	Unqualified	Improved	$129,000.00
4507 / 86	07/22/2014	Warranty Deed	Unqualified	Improved	$100.00
4399 / 2055	11/01/2013	Probate Order	Unqualified	Improved	$0.00
2135 / 1691	04/19/2002	Quit Claim Deed	Unqualified	Improved	$0.00
1538 / 470	08/01/1997	Warranty Deed	Qualified	Improved	$91,000.00
1030 / 278	10/01/1989	Warranty Deed	Qualified	Improved	$68,000.00
873 / 290	04/01/1986	Warranty Deed	Qualified	Improved	$63,900.00
738 / 1708	11/01/1981	Warranty Deed	Qualified	Improved	$67,500.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$206,437	$195,350	$143,939	5.0254	$723.35
SCHOOL BOARD STATE	$206,437	$195,350	$170,350	3.0870	$525.87
SCHOOL BOARD LOCAL	$206,437	$195,350	$170,350	2.9980	$510.71
LAKE COUNTY WATER DISTRICT	$206,437	$195,350	$143,939	0.2940	$42.32
NORTH LAKE HOSPITAL DIST	$206,437	$195,350	$143,939	0.3859	$55.55
ST JOHNS RIVER FL WATER MGMT DIST	$206,437	$195,350	$143,939	0.1793	$25.81
CITY OF EUSTIS	$206,437	$195,350	$143,939	7.3898	$1,063.68
LAKE COUNTY MSTU AMBULANCE	$206,437	$195,350	$143,939	0.4629	$66.63
LAKE COUNTY VOTED DEBT SERVICE	$206,437	$195,350	$143,939	0.0400	$5.76
				Total: 19.8623	**Total:** $3,019.68

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓	Homestead Exemption (first exemption up to $25,000)	Learn More View the Law
✓	Additional Homestead Exemption (up to an additional $25,000)	Learn More View the Law
	Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More View the Law
	Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More View the Law
	Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
	Widow / Widower Exemption (up to $5,000)	Learn More View the Law
	Blind Exemption (up to $500)	Learn More View the Law
	Disability Exemption (up to $5,000)	Learn More View the Law
	Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Veteran's Disability Exemption ($5,000)	Learn More View the Law
	Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
	Deployed Servicemember Exemption (amount varies)	Learn More View the Law
	First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
	Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
	Conservation Exemption (amount varies)	Learn More View the Law
	Tangible Personal Property Exemption (up to $25,000)	Learn More View the Law
	Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
	Economic Development Exemption	Learn More View the Law
	Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.
Site Notice

PROJECT SHEET INDEX

REV	DWG. NO.	DRAWING TITLE
		ARCHITECTURAL SHEET INDEX
	A1	COVER SHEET
	A2	GENERAL, STANDARDS, AND PROJECT NOTES
	A3	ARCHITECTURAL SITE PLAN
	A4	FOUNDATION PLAN
	A5	FLOOR PLAN
	A6	ROOF PLAN
	A7	BUILDING ELEVATIONS
	A8	ELECTRICAL PLAN
	S1	STRUCTURAL NOTES
	S2	STRUCTURAL DETAILS
	S3	STRUCTURAL DETAILS

BUILDING INFORMATION

COUNTY: LAKE COUNTY, FLORIDA
EXISTING HOUSE: 2,089 SQ.FT
NEW ADU: 879 SQ FT

SCOPE OF PROJECT:

THIS SET OF DOCUMENTS DESCRIBES A NEW ADU OF TOTAL 879 SQFT

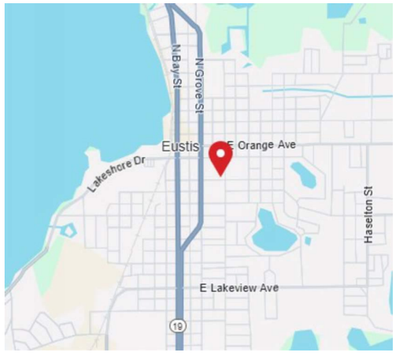
OCCUPANCY:	EXISTING GROUP R, RESIDENTIAL
TYPE OF CONSTRUCTION:	EXISTING: TYPE V – UNPROTECTED
FIRE PROTECTION SYSTEM:	EXISTING: NOT REQUIRED

LEGAL DESCRIPTION

EUSTIS S 99 FT OF E 143.75 FT OF LOT 1 BLK 77 PB 1 PG 79 ORB 5877 PG 977 ORB 5950 PG 2318

APPLICABLE BUILDING CODES

BUILDING CODE .....: FLORIDA BUILDING CODE, 8TH EDITION (2023)
BUILDING CODE .....: FLORIDA RESIDENTIAL CODE, 8TH EDITION (2023)



VICINITY MAP N.T.S

NEW ADU

LISA D LEYN RESIDENCE

228 S CENTER ST — EUSTIS, FL, 32726

FOR "CUP" ONLY NOT PERMIT DRAWINGS

BERJAWI DESIGN
2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112

NO	BY	DATE	REVISION

COVER SHEET
LISA D LEYN RESIDENCE
228 S CENTER ST
EUSTIS, FL. 32726

ISSUED FOR: PERMIT
PROJECT NUMBER: 25–065
DATE: 12.30.2025
DRAWING NUMBER: A1

DATE: 1/29/2026 11:52:50 PM, USER: SAMIR BERJAWI, PLOTSCALE: 0.3000000449 I:\FILE PATH\PC\BERJAWI DESIGN\2025\25-065_228 S CENTER ST, EUSTIS, FL 32726_ADU\DWG\A1_COVER SHEET.DWG

SPECIFICATIONS

CONSTRUCTION

ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION

ACI-ASCE 530, SPECIFICATIONS FOR MASONRY STRUCTURES, LATEST EDITION

ASTM C270, C476, C270 AND C90 SPECIFICATIONS FOR MASONRY STRUCTURES

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION LATEST EDITION AND ALL ACCOMPANYING SUPPLEMENTS.

THE FLORIDA BUILDING CODE: 8TH EDITION (2023)

DESIGN

ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, LATEST EDITION

ACI-ASCE 530, SPECIFICATIONS FOR MASONRY STRUCTURES, LATEST EDITION

ASTM SPECIFICATIONS FOR MASONRY STRUCTURES

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION , LATEST EDITION AND ALL ACCOMPANYING SUPPLEMENTS.

NATIONAL FOREST PRODUCTS ASSOCIATION, LATEST EDITION

THE FLORIDA BUILDING CODE: 8TH EDITION (2023)

GEOMETRIC CONTROL

ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD 1988). SURVEY INFORMATION PROVIDED BY OWNER/CONTRACTOR.

SHOP DRAWINGS

THERE SHALL NOT BE ANY DEVIATIONS FROM THESE DESIGN PLANS BY OTHERS DURING THE PREPARATION OF SHOP DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ITEMS IDENTIFIED OR INTENDED TO BE DESIGNED BY OTHERS REQUIRE SHOP DRAWINGS TO BE SIGNED AND SEALED AND SHALL INCLUDE ; DRAWINGS AND CALCULATIONS, REACTIONS AND BEARING POINTS, BRACING REQUIREMENTS, LIFTING LOCATIONS, AND CONNECTIONS TO SUPPORTING TRUSS MEMBERS.

DESIGN LOADS

DEAD LOADS

UNIT WEIGHT OF SOIL, COMPACTED :	120 PCF
UNIT WEIGHT OF REINFORCED CONCRETE :	150 PCF
UNIT WEIGHT OF 8" C.M.U. BLOCK :	55 PSF
1ST FLOOR SUPERIMPOSED LOAD :	20 PSF
UNIT WEIGHT OF 2x4 PARTITION WALLS :	8 PSF
UNIT WEIGHT OF 2x6 BEARING WALLS :	12 PSF
2ND FLOOR SELF WEIGHT :	8 PSF
2ND FLOOR SUPERIMPOSED LOAD :	20 PSF
ROOF SELF WEIGHT :	20 PSF
ROOF SUPERIMPOSED LOAD :	20 PSF
FLOOR TRUSS	
TOP CHORD MINIMUM	25 PSF
BOTTOM CHORD MINIMUM	5 PSF
ROOF TRUSS	
TOP CHORD MINIMUM	15 PSF
BOTTOM CHORD MINIMUM	10 PSF

LIVE LOADS

SIDEWALK AND DRIVEWAY LOAD :	200 PSF
GARAGE LOADS :	50 PSF
CORRIDORS AND BATHROOMS :	100 PSF
PARTITIONED ROOMS :	100 PSF
BALCONY AND DECKS :	40 PSF
STAIRWAYS AND LANDINGS :	100 PSF
ROOF:	20 PSF
FLOOR SLAB:	100 PSF
ATTIC:	20 PSF

WIND LOADS

WIND DESIGN TO BE CONDUCTED IN ACCORDANCE ASCE 7-16, 140 MPH WIND ULTIMATE, 108 MPH NOMINAL.

THERMAL FORCES

SEASONAL VARIATION FOR DESIGN AND CONSTRUCTION :

MEDIAN TEMPERATURE :	70 F
TEMPERATURE RISE :	25 F
TEMPERATURE FALL :	35 F

MEDIAN RELATIVE HUMIDITY : 75%

CREEP AND SHRINKAGE

ALL LOSSES IN ACCORDANCE WITH ACI 318, LATEST EDITION

SEISMIC LOADS

SEISMIC PERFORMANCE CATEGORY "A"

DESIGN WIND SPEEDS

COMPONENTS AND CLADDING NET PRESSURE COEFFICIENTS ARE IN ACCORDANCE WITH TABLE 1609.6.2 (1), TABLE 1609.6.2 (2) AND TABLE R301.2(2).

GARAGE DOOR AND ROLLING DOOR WIND LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B, TABLE 1609.7 (1).

ADJUSTMENT FACTOR FOR BUILDING HEIGHT AND EXPOSURE, TABLE 1609.7 (2).

2023 FLORIDA BUILDING CODE, 8TH EDITION ASCE 7-22
BASIC WIND SPEED (3 SEC GUSTS) = V (ult) =140 MPH, V(asd) = 108 MPH

TYPE OF DESIGN: ENCLOSED
COMPONENTS AND CLADDING: SEE INDIVIDUAL ITEMS
ROOF ANGLE: WORST CASE

DESIGN METHOD

LOAD FACTOR DESIGN

THE LOAD FACTOR DESIGN METHOD WAS USED TO DESIGN :
CAST-IN-PLACE CONCRETE SLABS, BEAMS, COLUMNS & FOOTINGS

SERVICE LOAD DESIGN

THE SERVICE LOAD DESIGN METHOD WAS USED TO DESIGN :
MASONRY WALLS AND LINTELS
INTERIOR AND EXTERIOR WOOD FRAMING AND SHEATHING
STAIRS AND FLOOR FRAMING
ROOF FRAMING, SHEATHING AND UP LIFT

LOAD FACTORS AND COMBINATIONS

THE FOLLOWING LOAD COMBINATIONS WERE DESIGNED FOR :
TOTAL DL + FLOOR LL + ROOF LL
TOTAL DL + FLOOR LL + WL
TOTAL DL + WL

IN THE CASE OF WIND LOADS, AN ALLOWABLE OVER STRESS OF 125% CAN BE CONSIDERED.

ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED TO RESIST THE WORST LOAD COMBINATION RESULTING IN THE MAXIMUM STRESSES PLACED ON THAT COMPONENT. BOTH PARTIAL, FULL, AND ALTERNATING SPAN LOADING ARE TO BE CONSIDERED.

DESIGN ASSUMPTIONS

FOUNDATIONS ARE DESIGNED BASED ON A PRESUMPTIVE BEARING CAPACITY OF 2000 PSF ON UNDISTURBED SOIL OR ROCK. A REGISTERED GEOTECHNICAL ENGINEER SHALL VERIFY ACTUAL CONDITIONS PRIOR TO PLACEMENT OF THE FOOTING. IF THE FOUNDATION IS ON PREPARED FILL, THE REGISTERED GEOTECHNICAL ENGINEER SHALL VERIFY SUITABILITY OF FILL FOR USE AND ITS FOUNDATION BEARING CAPACITY.

ALL FOUNDATIONS ARE CENTERED UNDER SUPPORTED COLUMNS AND WALLS UNLESS SHOWN OTHERWISE IN THE DESIGN PLANS.

MATERIALS

REINFORCING STEEL

REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, f'y = 40 Ksi UNLESS OTHERWISE NOTED.

REINFORCING LAP SPLICES SHALL BE 48 BAR DIAMETERS IN LENGTH UNLESS OTHERWISE NOTED.

ALL DIMENSIONS PERTAINING TO THE LOCATION OF REINFORCING ARE TO THE CENTERLINE OF EACH BAR EXCEPT WHERE THE COVER DIMENSION IS SHOWN TO THE FACE OF THE CONCRETE.

REINFORCING DETAIL DIMENSIONS ARE OUT TO OUT OF BARS.

REINFORCING MECHANICAL COUPLERS ARE TO DEVELOP 125 % OF THE REQUIRED YIELD STRENGTH OF THE BAR AND ARE TO BE APPROVED BY THE ENGINEER OF RECORD.

DESIGN COVER REQUIREMENTS :

C-I-P CONCRETE FORMED AGAINST EARTH :	3"
C-I-P CONCRETE EXPOSED TO EXTERIOR :	2"
C-I-P CONCRETE NOT EXPOSED :	1 1/2"
GROUT FILLED MASONRY :	3/4"
PRE STRESSED CONCRETE LINTELS :	1 1/2"
PRE CAST GROUT FILLED LINTELS :	1 1/2"

CONCRETE

	MIN. 28 DAY DESIGN (f'c)	MODULUS OF ELASTICITY DESIGN (E)
C-I-P CONCRETE	3,000 Psi	3,122 Ksi
C-I-P GROUT	2,000 Psi	2,500 Ksi
PRE CAST CONCRETE LINTELS	3,000 Psi	4,000 Ksi
PRE STRESSED CONCRETE LINTELS	5,000 Psi	3,200 Ksi

CONCRETE SHALL CONSIST OF 1" MAXIMUM AGGREGATE CONCRETE MIX WITH SLUMP BETWEEN 6" AND 7" AT TIME OF PLACEMENT. SEE ACI SPECIFICATIONS FOR ADDITIONAL CRITERIA.

GROUT SHALL CONSIST OF PEA ROCK (3/8" MAXIMUM AGGREGATE) CONCRETE MIX WITH SLUMP BETWEEN 8" AND 10" AT TIME OF PLACEMENT. SEE ACI, ASTM SPECIFICATIONS FOR ADDITIONAL CRITERIA.

CONSTRUCTION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE DESIGN CODES AND GUIDELINES AT THE ENGINEERS DIRECTION.

METHOD OF CONCRETE FORMING, PLACEMENT AND CURING SHALL BE CONDUCTED IN ACCORDANCE WITH THE ACI, ASTM SPECIFICATIONS AS STATED.

STRUCTURAL LUMBER

	MAXIMUM DESIGN VALUES BENDING (fb)	TENSION (ft)	SHEAR (fv)	MODULUS OF ELASTICITY (E)
INTERIOR FRAMING 2x(4)	1,500 Psi	825 Psi	90 Psi	1,600 Ksi
EXTERIOR FRAMING 2x(6 AND 8)	1,200 Psi	650 Psi	90 Psi	1,600 Ksi
FLOOR FRAMING 2x(8 AND 10)	1,300 Psi	725 Psi	90 Psi	1,600 Ksi

TABLE VALUES ARE MINIMUMS AND ARE BASED ON SOUTHERN PINE No. 2 GRADE.

ALL PLYWOOD USED FOR EXTERIOR APPLICATIONS SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD PS 1-83 AND SHALL BE APA RATED SHEATHING EXP 3.

ALL PLYWOOD USED FOR INTERIOR APPLICATIONS SUCH AS SUBFLOORING AND SHEAR WALLS SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD PS 1-83 AND SHALL BE APA RATED SHEATHING EXP 1 OR 2.

IF OSB BOARD IS TO BE USED IN PLACE OF PLYWOOD TO HAVE SIMILAR SECTION PROPERTIES.

ONLY STRUCTURAL LUMBER TO BE USED FOR AN EXTERIOR APPLICATION AND IN CONTACT WITH CONCRETE IS TO RECEIVE A STANDARD GRADE PRESSURE TREATING.

PRESSURE TREATED STRUCTURAL LUMBER IS NOT TO BE USED FOR ANY INTERIOR FRAMING.

FASTENERS AND TIE DOWNS

FASTENERS AND TIE DOWNS SHALL CONSIST OF BUT ARE NOT LIMITED TO :
SHAPES AND CHANNELS : ASTM A36 Fy = 36 Ksi
ROUND PIPE : ASTM A53, GRADE B Fy = 35 Ksi
RECTANGULAR TUBING : ASTM A500, GRADE B Fy = 46Ksi
ANCHOR BOLTS : ASTM A325
MACHINE BOLTS : GALVANIZED ASTM A307

SHEET METAL ACCESSORIES SHALL CONFORM TO : ASTM A446 OR ASTM A526 Fy = 33 Ksi WITH G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A525.

NAILS SHALL CONSIST OF : COMMON WIRE NAILS WITH MINIMUM DIAMETER AS FOLLOWS 6d = 0.113", 10d = 0.148", 16d = 0.162".

ALL FASTENERS AND TIE DOWNS EMBEDDED IN CONCRETE OR USED IN AN EXTERIOR APPLICATION ARE TO RECEIVE AN ANTI-CORROSIVE COATING PRIOR TO INSTALLATION.

ALL FASTENERS AND TIE DOWNS ARE TO PROVIDE THE UPLIFT CAPACITY CALLED FOR IN THE PLANS AS A MINIMUM.

CONCRETE EMBEDDED "J" BOLTS USED FOR UPLIFT ARE TO BE WET SET PRIOR TO INITIAL SET OF THE CONCRETE, SPACING AND ALIGNMENT ARE TO BE IN ACCORDANCE WITH THE DESIGN PLANS.

WIND

WIND INFORMATION

BUILDING RISK CATEGORY: II
BASIS OF DESIGN WIND SPEED 140 MPH - 3 SECOND GUST
EXPOSURE CATEGORY (A, B, OR C): "B"
WINDBORNE DEBRIS REGION REQUIREMENTS: YES
A. PLYWOOD SHUTTERS IN ACCORDANCE w/ 1626 OF F.B.C.
B. SAFETY GLASS IN ACCORDANCE w/ 1626 OF F.B.C.
C. ROLL DOWN SHUTTERS IN ACCORDANCE w/ 1626 OF F.B.C.
D. OPEN DESIGN N/A
E. NOT REQUIRED N/A
INTERNAL PRESSURE COEFFICIENT: +/- 0.18

1. VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTALLATION. INSTRUCTIONS BEFORE APPLYING CONC. ROOF TILES VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED.
2. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE AT LEAST 16 INCHES (406 MM) WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS.
3. FOR OPEN VALLEYS (VALLEY LINING IF TWO PILES OF MINERAL SURFACES ROLL ROOFING SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES (457 MM) AND THE TOP LAYER A MINIMUM OF 36 INCHES (914 MM) WIDE.
4. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LININGS SHALL BE ONE OF THE FOLLOWING:
   A. BOTH TYPES 1 AND 2 ABOVE COMBINED
   B. ONE PLY OF SMOOTH ROLL ROOFING AT LEAST 36 INCHES WIDE (914 MM) AND COMPLYING WITH ASTM D 224.
   C. SPECIALITY UNDERLAYMENT AT LEAST 36 INCHES (914 MM) WIDE AND COMPLYING WITH ASTM D 1470.

WINDOWS AND DOORS

1. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED PRIOR TO INSTALLATION IN ACCORDANCE WITH ANSI/AMMA/NWDA 101 / IS2 STANDARD AND BEAR AN AMMA OR WDMA LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT TESTING ENTITY, IN ACCORDANCE WITH CHAPTER 17 OF THE FLORIDA BUILDING CODE.
2. ALL DOORS & WINDOWS SHALL COMPLY WITH F.B.C. WIND LOAD REQUIREMENT = 140 MPH
3. ALL GLASS DOORS TO BE TEMPERED GLAZING.
4. ANY GLAZING WITHIN 36" HORIZONTALLY AND BELOW 60" OF THE STANDING SURFACE OF A BATHTUB, SHOWER, SPA, ETC., SHALL BE SAFETY GLAZED.
5. PERIMETER EXTERIOR SEALANT TO BE DOW 795 SILICONE SEALANT OR APPROVED EQUAL; VERIFY COMPATIBILITY OF SEALANT WIHT ADJACENT SUBSTRATES PRIOR TO INSTALLATION
6. ALL DOORS AND WINDOW TO FBC FPA COMPLIANT FOR WIND LOAD INDICATED. FASTNER SPACING AND SIZE SHALL BE IN ACCORDANCE WITH THE MFG.'S FBC APPROVED FPA.
7. WINDOW AND DOOR FRAMES SHALL BE PAINTED WITH PPG KYNAR PAINT SYSTEM COMPLYING WITH AAMA 2605, OR APPROVED EQUAL. COLOR TO BE BONE WHITE OR BY OWNER.

WINDOW ANCHORAGE REQUIREMENTS

1. EXTERIOR WINDOWS AND DOORS - WHERE BUCK THICKNESS IS 1-1/2 INCHES OR LESS, THE BUCK SHALL BE ATTACHED WITH FASTENERS THROUGH TO JAMB AND SECURED DIRECTLY TO THE STRUCTURE; MINIMUM EMBEDMENT INTO STRUCTURE IS 1-3/4". OTHERWISE AS REQUIRED BY MFG.'S FBC APPROVED NOA CRITERIA FOR THE WIND LOADS INDICATED AND AS REQUIRED BY LOCAL BUILDING CODES.

TYPE OF ROOF SYSTEM

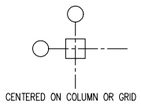
MANUFACTURER: GAF OR EQUAL
MANUFACTURER NO.: MODIFIED BITUMEN ROOF SYSTEM
FASTENING REQUIREMENTS: PER MANF. REQUIREMENTS
WIND RESISTANCE RATING: 150-MPH, ASTM D3161
FLASHING REQUIREMENTS: MIN. THICKNESS .019" CORROSION RESISTANT METAL OR PER MANUF. SPECS.
PEEL AND STICK UNDERLAYMENT ACCEPTABLE

THIS PRODUCT HAS BEEN REVIEWED BY THE ARCHITECT IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE (F.B.C.) 8th EDITION, BASED ON THE MANUF.'S PUBLISHED LITERATURE DATED 02 / 07 /2023 , AND IF PROPERLY INSTALLED, THE ROOFING MATERIALS SHALL COMPLY WITH THE F.B.C. WIND CRITERIA REQUIRED FOR THE BUILDING SITE. ROOF SYSTEM INSTALLED IS TO BE COMPLIANT WITH FBC-APPROVED NOA.

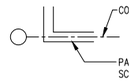
DIMENSIONING

1. IN MANY OF THE INTERIOR SPACES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF AT TWO ELEMENTS IN THE BUILDING WERE TO BE EQUAL. IN THESE CASES, THE WORD "EQUAL OR EQ" IS USED IN LIEU OF THE ACTUAL DIMENSIONS.

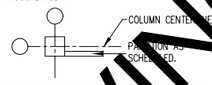
   WHEN A ROOM CENTERLINE IS INDICATED ONLY ONE SIDE OF THE
2. ROOMS ELEMENTS MAY BE DIMENSIONED.
3. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND NO DIMENSIONS WILL BE SHOWN ON SMALL SCALE PLANS.



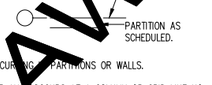
4. PARTITION CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.



5. PARTITION WITH A FINISHED FACE FLUSH WITH FINISH FACE OF COLUMN WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.



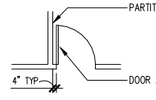
6. PARTITION FINISH FACE ON COLUMN OR GRID LINE WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY.



7. OPENINGS OCCURRING IN PARTITIONS OR WALLS.

   A. WHEN THE JAMB OCCURS AT A COLUMN OR GRID LINE NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WILL BE GOVERNED BY CRITERIA OR SCHEDULES.
   B. WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE ONE JAMB WILL BE DIMENSIONED.

8. DOOR LOCATIONS ARE TO BE LOCATED BY ONE OF FOLLOWING:
   A. ONE JAMB FACE LOCATED BY A PARTITION AT RIGHT ANGLE. TYPICAL UNLESS INDICATED ON PLAN.

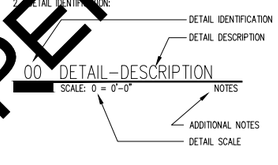


   B. OR AS DIMENSIONED ON PLAN.
9. PARTITIONS ARE DIMENSIONED TO FACE OF CMU OR FACE OF STUD UNLESS OTHERWISE NOTED.
10. DIMENSIONS ARE INDICATED IN THE DOCUMENTS. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

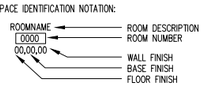
DRAWING SYMBOLS AND INDICATORS

1. DRAWING IDENTIFICATION:

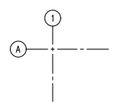
2. DETAIL IDENTIFICATION:



3. ROOM/SPACE IDENTIFICATION NOTATION:



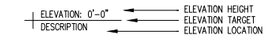
4. COLUMN AND/OR GRID LINES:



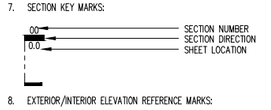
6. ELEVATION LEVELS:

SECTION/ELEVATION REFERENCE:

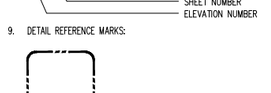
SITE PLAN REFERENCE:



7. SECTION KEY MARKS:

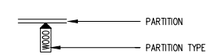


8. EXTERIOR/INTERIOR ELEVATION REFERENCE MARKS:



9. DETAIL REFERENCE MARKS:

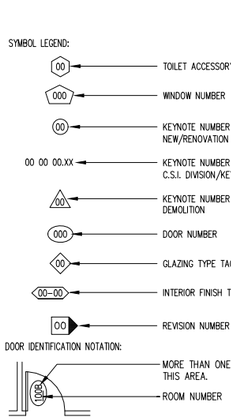
10. PARTITION/WALL KEYS: SEE SHEET A101 FOR PARTITION TYPES AND NOTES.



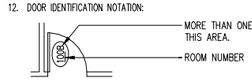
"W" INDICATES THE CONSTRUCTION OF THE WALL AS LOAD-BEARING.

"P" INDICATES THAT THE CONSTRUCTION OF THE PARTITION EQUAL A NON-BEARING WALL.

11. SYMBOL LEGEND:



12. DOOR IDENTIFICATION NOTATION:



GENERAL NOTES

THE FOLLOWING GENERAL NOTES SHALL PERTAIN TO THE ENTIRE SET OF PRODUCED CONTRACT DOCUMENTS.

A. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE AND AMENDMENTS AND ALL OTHER APPLICABLE LAWS.
B. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO ABIDE WITH THE APPLICABLE BUILDING RULES AND REGULATIONS. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE IN OBTAINING COPIES OF THE SAID BUILDING RULES AND REGULATIONS.
C. THE CONTRACTOR SHALL EXAMINE THE PREMISES CAREFULLY, VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING THE WORK.
D. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AS REQUIRED TO COMPLETE WORK.
E. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH THE NATURE AND EXTENT OF CONFLICT AND SUBMIT CONFLICT TO ARCHITECT TO PREVENT UNDUE DELAY.
F. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
G. CONTRACTOR PROVIDE PROPER AND ADEQUATE MEANS OF PROTECTION FOR EXISTING WORK AND FINISHES TO REMAIN AND NEW WORK EXPOSED TO LIKELY SOURCES OF DAMAGE DURING THE CONSTRUCTION PERIOD INCLUDING GLASS BREAKAGE.
H. THE CONSTRUCTION OPERATION SHALL NOT DISRUPT BUILDING SERVICES (IE. FIRE PROTECTION, FIRE ALARM, HVAC, AND POWER) TO THE OTHER TENANTS OF THE BUILDING. DISRUPTION SHALL BE COORDINATED WITH THE LANDLORD PRIOR TO PROCEEDING WITH WORK.
I. PATCHING MATERIAL SHALL MATCH EXISTING ADJACENT MATERIALS AS CLOSELY AS POSSIBLE IN COLOR, PATTERNS, AND/OR TEXTURES.
J. SEALANTS SHALL BE COMPATIBLE WHERE IN CONTACT WITH ONE ANOTHER.
K. CAULK JOINTS OF DISSIMLAR MATERIAL EXPOSED TO VIEW AS REQUIRED BY THE ARCHITECT.
L. GENERAL CONTRACTOR TO HAVE PORTABLE FIRE EXTINGUISHERS PLACED ON FLOOR DURING CONSTRUCTION.
M. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
N. !!WARNING!! SCHEDULE AND PERFORM ALL CONSTRUCTION WORK SUCH THAT SECURITY IS MAINTAINED 100% OF THE TIME THROUGHOUT THE CONSTRUCTION PERIOD. COORDINATE WITH AND FOLLOW TENANT'S AND LANDLORDS DIRECTIONS.
O. SEAL ALL PENETRATIONS IN WALLS, FLOORS, AND CEILINGS.
P. CONTRACTOR SHALL HAVE ACCESS ON THE PROJECT SITE LIMITED TO THE AREA WITHIN THE SCOPE OF WORK.
Q. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT (2) COPIES OF MATERIAL SAFETY DATA SHEETS (MSDS) FOR ALL PRODUCTS USED TO PERFORM THE WORK.
R. ALL SUBCONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH OTHER TRADES. LACK OF THIS COORDINATION RESULTING IN ADDED COST TO THE CONTRACT WILL BE BORNE BY THE CONSTRACTOR OR SUBCONTRACTOR.
S. TEMPORARY BARRICADES AND OTHER SAFETY MEASURES SHALL BE ERECTED AROUND HAZARDOUS AREAS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
T. CUTTING OF EXISTING CONSTRUCTION FOR THE INSTALLATION OF ALL NEW WORK BY ALL TRADES, AND THE SUBSEQUENT PATCHING THEREOF, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHETHER THE WORK IS DONE BY HIS OWN FORCES OR NOT. GRINDING OF MATERIALS FOR REMOVAL SHALL NOT BE PERMITTED. CUTTING SHALL BE TO STRAIGHT LINE. UNWORKMANLIKE CUTTING, DAMAGE RESULTING THEREFROM AND UNACCEPTABLE PATCHING SHALL BE REPAIRED AND/OR REPLACED TO AN ACCEPTABLE CONDITION APPROVED BY THE ARCHITECT. !!NOTIFICATION!! AN OWNER PROJECT REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO CUTTING OF ANY STRUCTURAL ITEM (I.E. CONCRETE FLOOR, MASONRY, WALL, ETC.) WITHIN THE EXISTING BUILDING. METHOD OF CUTTING SHALL BE APPROVED BY THE OWNER PROJECT REPRESENTATIVE.
U. ALL SALVAGE MATERIALS REMOVED SHALL REMAIN THE PROPERTY OF THE TENANT OR LANDLORD. ALL NON-SALVAGE CONSTRUCTION MATERIALS AND DEBRIS FROM DEMOLITION WORK SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES.
V. ISOLATE ALL DISSIMILAR METALS.
W. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED JOB SITE ACCEPTABLE TO THE LANDLORD AND TENANT.
X. THE CONTRACTOR WILL VERIFY THAT EXIT EGRESS IS MAINTAINED FOR ALL OCCUPIED AREAS OF THE BUILDING THROUGHOUT ALL PHASES OF CONSTRUCTION.
Y. THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL OF TENANT. ANY ADDITIONAL WORK PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
Z. NO MODIFICATIONS/REVISIONS/CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY SO INSTRUCTED AND APPROVED BY TENANT.
AA. WHERE PRODUCTS ARE SPECIFIED BY REFERENCE STANDARD OR IN DESCRIPTIVE MANNER WITHOUT MANUFACTURER'S NAME, MODEL NUMBER OR TRADE NAME, CONTRACTOR SHALL SELECT MATERIALS MEETING SPECIFIED REQUIREMENTS WHICH DO NOT CONTAIN KNOWN HAZARDOUS SUBSTANCES IN ANY FORM AND SUBMIT TO ARCHITECT FOR APPROVAL.
AB. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
AC. IN MAKING REQUESTS FOR SUBSTITUTION, CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THAT MATERIALS REQUESTED FOR SUBSTITUTION ARE FREE OF KNOWN HAZARDOUS SUBSTANCES IN ANY FORM.
AD. WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
AE. ALL REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT FOR CONSIDERATION.
AF. FINAL CLEANING AT COMPLETION SHALL INCLUDE DUSTING OF ALL FINISHED SURFACES, VACUUMING, REMOVAL OF SPOTS, STAINS, LABELS, FINGERPRINTS, SPILLS, AND CLEANING OF ALL INTERIOR GLASS. JOB SITE CLEAN-UP SHALL CONTINUE BEYOND DATE OF SUBSTANTIAL COMPLETION TO MOVE-IN DAY AND SHALL INCLUDE REMOVAL OF ACCUMULATED DEBRIS RESULTING FROM WORK BY TELECOMMUNICATIONS CONTRACTORS AND OTHER VENDORS UNDER CONTRACT TO THE OWNER.
AG. FIRE RATED PARTITIONS SHALL BE NOTED IN STENCIL ABOVE FINISHED CEILING PER APPLICABLE CODE.
AH. VERIFY SPECIFIC SECURITY REQUIREMENTS WITH TENANT.
AI. SPRINKLER HEAD LOCATION SHALL BE COORDINATED WITH OTHER TRADES BY CONTRACTOR AND SHALL BE AS SPECIFIED BY ENGINEER OR AS REQUIRED BY CODE. SPRINKLERS SHALL BE CENTERED WITHIN EACH CEILING TILE TO PROVIDE A UNIFIED, CONSISTENT, AND AESTHETIC ARRANGEMENT. HEADS SHALL BE WHITE FLUSH TYPE OR BUILDING STANDARD IF EQUAL OR BETTER.

FOR "CUP" ONLY NOT PERMIT DRAWINGS

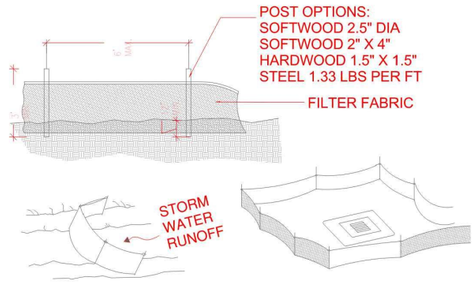
Item 6.3

BERJAWI DESIGN
2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112

NO | REVISION | BY | DATE

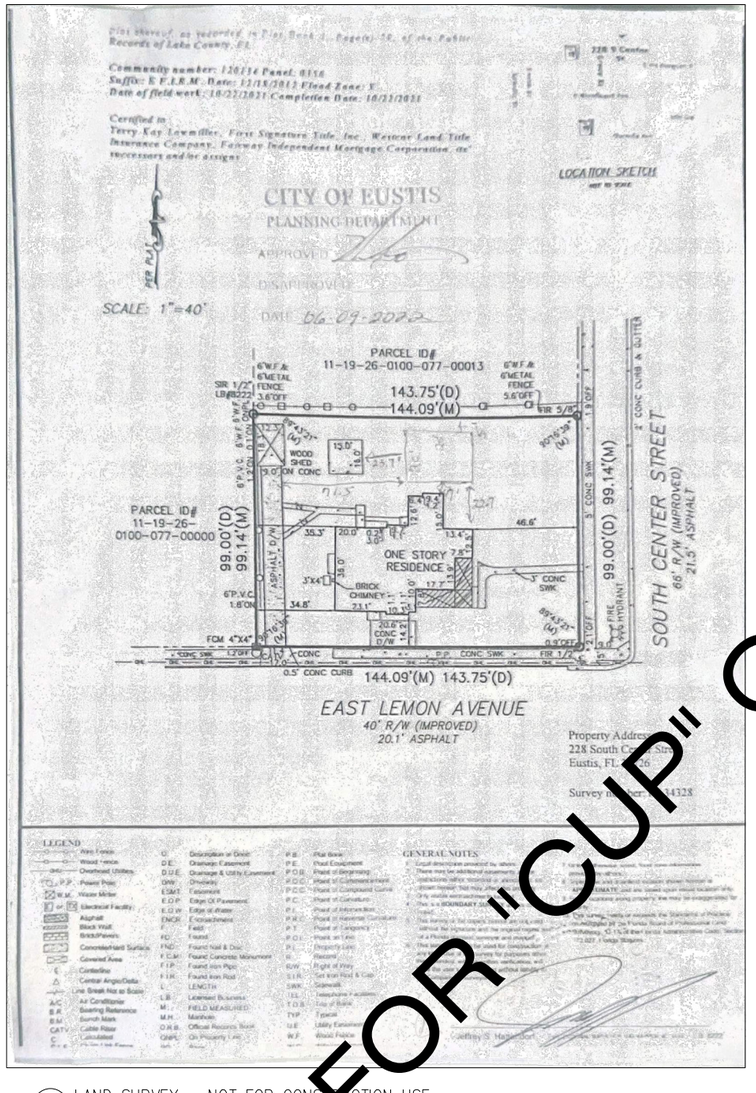
GENERAL & PROJECT NOTES

GUERRER



SILT FENCE PROTECTION IN DITCHES WITH INTERMITTENT FLOW

1 SILT FENCE APPLICATIONS
N.T.S



2 LAND SURVEY – NOT FOR CONSTRUCTION USE
N.T.S

SITE DATA

TREE NOTES:
ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS SHOWN. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.

ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LDC SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

ZONING:
RS-60RESIDENTIAL SINGLE FAMILY, PER CHAPTER 27, LAKE COUNTY – ZONING DISTRICTS
RE-GRADE SITE SLOPES TO PROVIDE DRAINAGE AWAY FROM RESIDENCE
RUN-OFF TO EMPTY ONTO STREET OR LOW POINT ON SITE.

NO FILL DIRT OUTSIDE THE FOUNDATION.

AIR SPADE NOTE

GENERAL CONTRACTOR TO AIR SPADE AROUND ALL PROTECTED TREE ROOTS AT AREAS OF NEW FOUNDATION PIER PRIOR TO EXCAVATION AND INSTALLATION OF STRUCTURE, IF REQUIRED.

NOTIFY ARCHITECT IMMEDIATELY IF ANY TREE ROOTS ARE FOUND TO BE IN CONFLICT WITH PROPOSED LOCATIONS OF FOOTINGS PRIOR TO ROOT PRUNING OR RELOCATION OF STRUCTURAL COMPONENTS.

DRAINAGE CALCULATIONS

TOTAL LOT SQUARE FOOTAGE: 0.33 ACRE

EXISTING HOUSE: 2,089 SQ.FT.
EXISTING SHED: 216 SQ.FT.
EXISTING CONCRETE ENTRYWAY: 200 SQFT

NEW ADU: 879 SQ.FT.
NEW PAVEMENT DRIVE WAY/ PARKING: 1660 SQFT

TOTAL IMPERVIOUS SQUARE FOOTAGE: 5,044 SQ.FT.
(35.1% TOTAL IMPERVIOUS AREA)

TOTAL PERVIOUS SQUARE FOOTAGE: 9,331 SQ.FT.
(64.9% TOTAL PERVIOUS AREA)

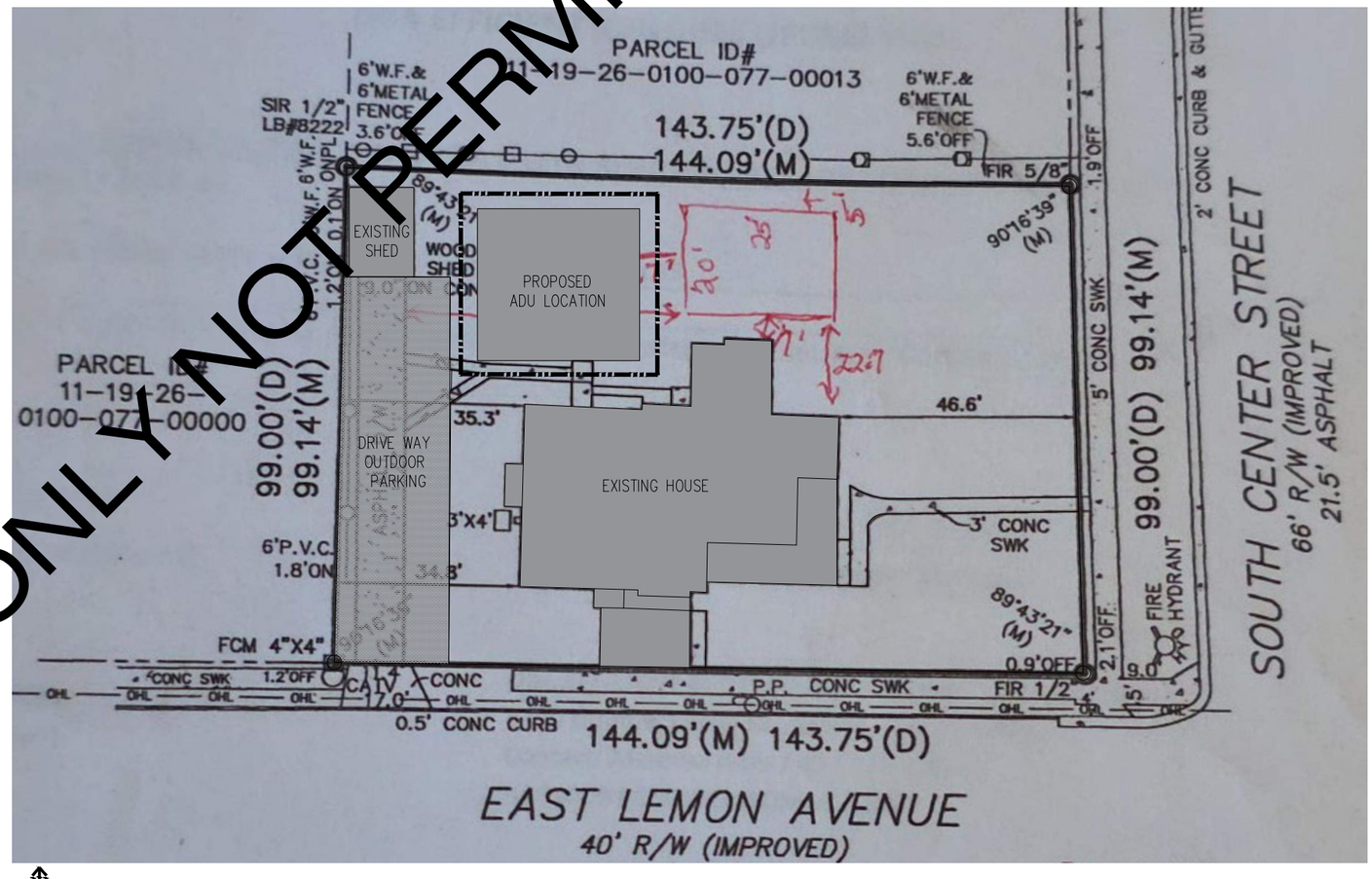
SITE PLAN NOTES

ANY ROOT PRUNING WILL BE DONE BY A CERTIFIED ABORIST.

NO TREES TO BE REMOVED ON SITE.

MEANS OF IRRIGATION NOTES:

IRRIGATION SYSTEM TO BE METERED WATER SYSTEM W/ROTARY HEAD SPRINKLERS



EXISTING SITE PLAN SHOWING NEW ADU
N.T.S

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BERJAWI DESIGN
2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112

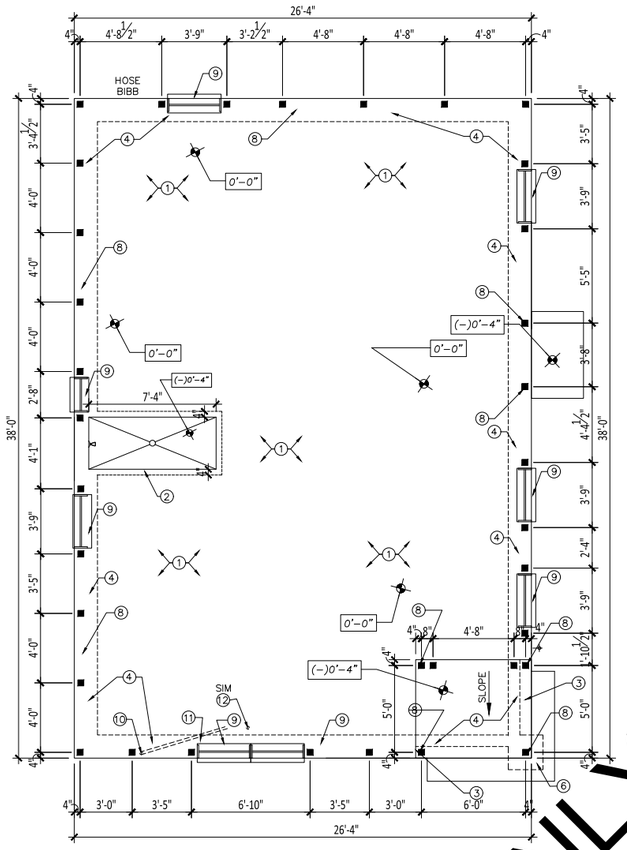
NO	DATE	BY	REVISION

SITE PLAN "CUP"
LISA D LEYN RESIDENCE
228 S CENTER ST
EUSTIS, FL, 32726

ISSUED FOR: PERMIT
PROJECT NUMBER: 25-065
DATE: 01.14.2026
DRAWING NUMBER: A3

BERJAWI DESIGN

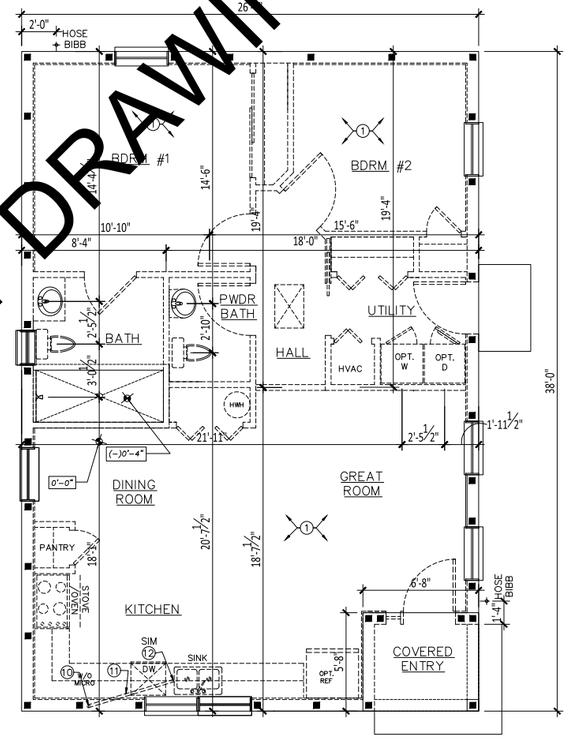
2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

1. 4" CONCRETE SLAB REINFORCED w/ FIBERMESH OR 6"x6" WWM OVER .006 THICK APPROVED VAPOR BARRIER. CONCRETE TO ACHIEVE MIN COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS (SIM w/o VAPOR BARRIER). COMPACTED SOIL TO BE TREATED WITH TERMIDORE TERMICIDE OR EQ PER FBC R318
2. ALL CORNERS TO HAVE VERTICAL REINFORCEMENT w/ (1) #5 ROD TIED TO THE FOOTING AND TIE BEAM w/ CONCRETE FILLED CELLS
3. 8"x8" THICKENED EDGE w/ (1)#5 BAR
4. 16"x16" CONTINUOUS CONCRETE FOOTING w/ (2)#5 BARS CONTINUOUS
5. NOT USED
6. 24"x24"x12"D CONCRETE PAD FOOTING w/ #5 BARS AT 8" O.C. EACH WAY
7. NOT USED
8. FILLED CELL
9. WINDOW / DOOR OPENING
10. ELECTRIC POINT OF ORIGIN
11. ELECTRICAL CONDUIT BELOW SLAB
12. ELECTRICAL ROUGH IN LOCATION FOR KITCHEN ISLAND (SIM = FLOOR OUTLET)
13. 24"x24"x12"D CONCRETE PAD FOOTING w/ #5 BARS AT 8" O.C. EACH WAY
14. 32" IRREGULAR x12"D CONCRETE PAD FOOTING w/ #5 BARS AT 8" O.C. EACH WAY



2 PLUMBING LOCATION PLAN
SCALE: 1/4" = 1'-0"

FOR "CUP" ONLY NOT PERMIT DRAWINGS

NO	BY	DATE	REVISION

FOUNDATION & PLUMBING PLAN

LISA D LEYN RESIDENCE
228 S CENTER ST
EUSTIS, FL, 32726

ISSUED FOR: PERMIT
PROJECT NUMBER: 25-065
DATE: 12.30.2025
DRAWING NUMBER: A4

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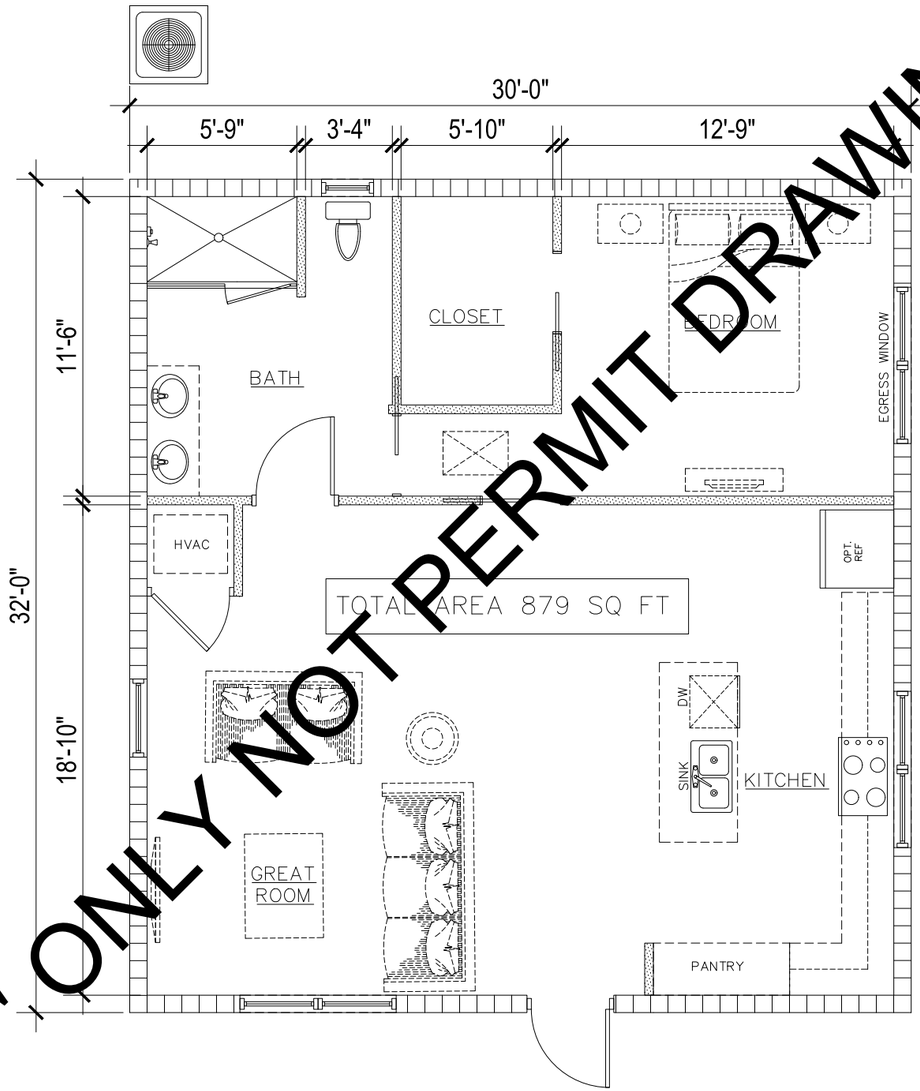
BERJAWI DESIGN

2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112



1 PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"

FOR "CUP" ONLY NOT PERMIT DRAWINGS

NO	BY DATE	REVISION

ADU PROPOSED FLOOR PLAN
LISA D LEYN RESIDENCE
228 S CENTER ST
EUSTIS, FL, 32726

ISSUED FOR: PERMIT
PROJECT NUMBER 25-065
DATE 12.30.2025
DRAWING NUMBER A5

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Item 6.3

LINTEL/HEADER SCHEDULE

- (L1) 8"x8"(MIN DEPTH) MASONRY LINTEL w/ (1) #5 BAR (SIM=RECESSED)
- (L2) 8"x16" (MIN. DEPTH) COMPOSITE MASONRY LINTEL GROUTED SOLID WITH (1) #5 BAR IN PRECAST AND (1) #5 IN K.O. BLOCK ABOVE.
- (L3) 8"x16" (MIN. DEPTH) COMPOSITE MASONRY RECESSED LINTEL GROUTED SOLID WITH (1) #5 BAR IN PRECAST AND (1) #5 IN K.O. BLOCK ABOVE.
- (L4) 8"x24" (MIN. DEPTH) COMPOSITE MASONRY LINTEL GROUTED SOLID WITH (1) #5 BAR IN PRECAST AND (1) #5 IN K.O. BLOCK ABOVE.
- (L5) 8"x48" (MIN. DEPTH) COMPOSITE MASONRY LINTEL GROUTED SOLID WITH (1) #5 BAR IN PRECAST AND (1) #5 IN K.O. BLOCK ABOVE.

8"x24" (MIN. DEPTH) COMPOSITE MASONRY RECESSED LINTEL GROUTED SOLID WITH (1) #5 BAR IN PRECAST AND (1) #5 IN K.O. BLOCK ABOVE.

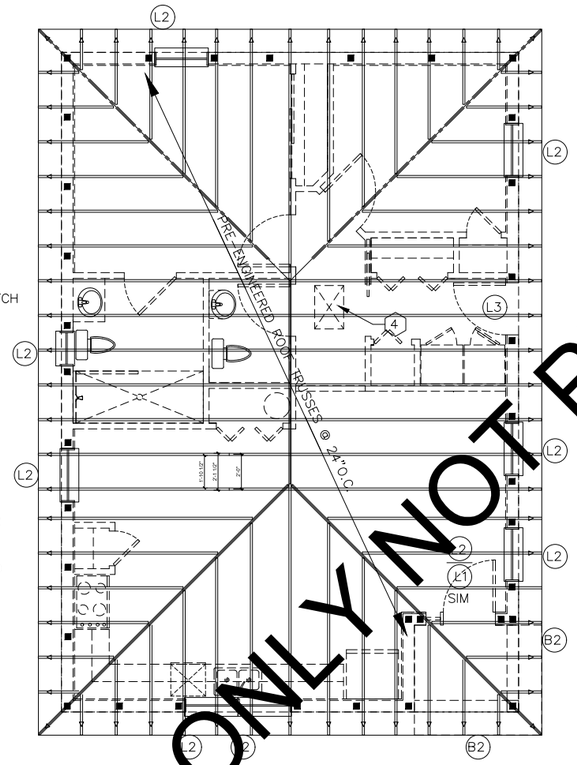
- (H1) (2) 2"x12" WOOD HEADER w/ 1/2" PLYWOOD FLITCH PLATE
- (B1) NOT USED
- (B2) (2) 1 3/4"x 16" LVL BEAM w/ SIMPSON MBHA 3.56 @ WALL AND SIMPSON MSTAM 24 @ COL. OR SIMPSON HHETA 20
- (B3) (2) 1 3/4"x 16" LVL BEAM w/ SIMPSON MSTAM 24 OR SIMPSON HHETA 20 EACH END

STRUCTURAL NOTES

1. ALL LOAD BEARING FRAMING REQUIRES (2) 2x4 S.Y.P. TOP PLATES, 2x4 STUDS @ 16" O.C. (FOR HEM-FIR OR SPRUCE) AND (2) ROWS OF BLOCKING.
2. REFER TO STRUCTURAL SHEETS FOR BEARING WALL TO MASONRY WALL AND BEARING WALL TO SLAB CONNECTIONS
3. NOT USED
4. ACCESS PNL/DOOR & FRAMED CATWALK TO AC PLATFROM

LEGEND

- BEARING WALL, SEE S SHEET FOR MORE INFORMATION
- ADDITIONAL FRAMING REQUIRED



1 TRUSS PLAN
SCALE: 1/4" = 1'-0"

TRUSS NOTES

1. ALL CONNECTORS ARE BASED ON SIMPSON MANUFACTURER.
2. USE MST20'S OR H10S FOR TRUSS TO FRAME CONNECTIONS.
3. ATTACH ALL FRAMING ABOVE MAIN ROOF TRUSSES TO TRUSSES W/ RT20'S OT GCS18'S.
4. USE HHETA20 FOR TRUSS TO MASONRY CONNECTION.
5. USE (2) HHETA20 FOR GIRDER TRUSS TO MASONRY CONNECTIONS.
6. USE (2) HTS30 FOR GIRDER TRUSS TO FRAME CONNECTIONS.
7. THE PREVIOUS CONNECTORS APPLY UNLESS OTHERWISE NOTED.
8. SEE FLOOR PLAN AND FOUNDATION SHEETS FOR OTHER CONNECTIONS.
9. ROOF TRUSS LAYOUT TO BE DEVELOPED BY TRUSS MANUFACTURER.
10. THE ENGINEER RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER TRUSS INFORMATION IS SUPPLIED TO ENGINEER.

ADDITIONAL NOTES

A. PERMANENT & TEMPORARY TRUSS BRACING SHALL BE INSTALLED IN CONFORMANCE WITH THE SPECIFICATIONS OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE SUPPLIER. ANY TRUSS CONFIGURATIONS NOT ADDRESSED BY THE ABOVE SHALL BE BROUGHT TO THE ATTENTION OF THE PLAN'S ENGINEER FOR WRITTEN INSTRUCTIONS.

B. THERE SHALL BE A CONTINUOUS, HURRICANE STRAPPED, LOAD PATH FROM ROOF FRAMING TO FOUNDATION. CONVENTIONAL FRAMING MEMBERS THAT OVERLAP SHALL BE STRAPPED TO FORM A CONTINUOUS LOAD CONNECTION TO THE FOUNDATION. (I.E. RAFTERS OVER TRUSSES, ETC.)

C. REFER TO THE CURRENT PRODUCT AND INSTRUCTION MANUAL FOR PROPER INSTALLATION OF SIMPSON STRONG TIE OR HUGHES MANUFACTURING CONNECTORS AND OTHER IMPORTANT INFORMATION. USE THE TYPE AND QUANTITY OF FASTENERS SPECIFIED TO OBTAIN THE MAXIMUM STRENGTH LISTED.

D. TRUSSES ARE TO BE DESIGNED TO ALLOW FOR THE PROPER ROUTING OF A/C DUCT WORK AND PLUMBING. CHASES SHALL NOT BE BLOCKED BY OTHER TRUSSES.

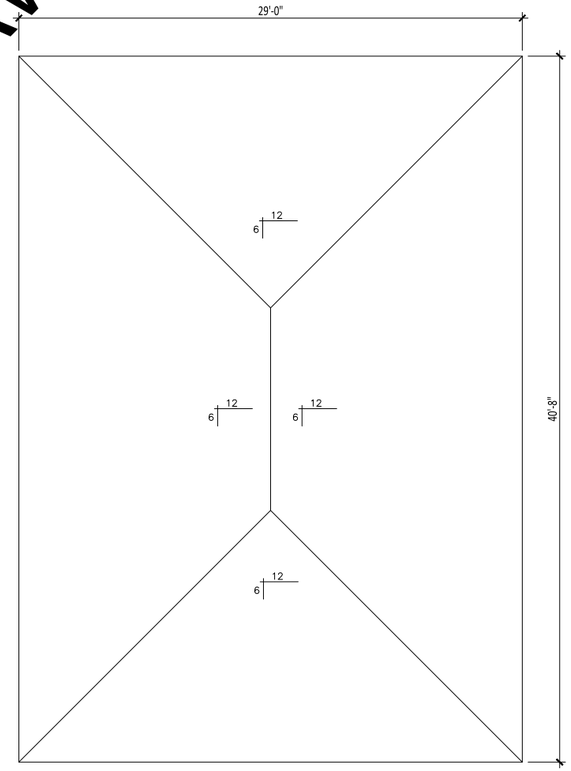
E. REFER TO THE FLOOR PLAN AND OTHER STRUCTURAL DETAIL SHEETS FOR IMPORTANT INFORMATION NOT SPECIFICALLY ADDRESSED BY THE TRUSS FRAMING LAYOUT SUCH AS BEARING WALL HEIGHTS AND CEILING VAULT DETAILS.

F. TRUSSES SHALL BE SET @ 24" O.C. AND GIRDERS SHALL HAVE A MINIMUM OF (3)2X4'S UNDER EACH END. SEE FLOOR PLAN & FRAMING DETAILS FOR HEADER, BEAM AND COLUMN SIZES & CONNECTIONS.

TRUSS CONNECTOR SCHEDULE

1. NOTE: ALL TRUSS BEARING CONNECTIONS ARE SIMPSON HHETA 20 OR EQUAL FOR MASONRY, SIMPSON H10S FOR FRAME AND HUS 26 FOR HUNG TRUSSES ON GIRDERS UNLESS OTHERWISE NOTED.
2. THESE TRUSS UPLIFT VALUES ARE LESS THAN CONNECTION CAPACITIES.

CONNECTION TYPE	CONNECTION	QTY.	CONNECTION CAPACITY (LBS)	FASTENERS PER CONNECTION
MASONRY	HHETA 20	1	2235	(11) 10d x 1-1/2"
FRAME	H10S	1	915	(8) 8d x 1-1/2"
HUNG	HUS 26	1	1550	(20) 16d



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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BERJAWI DESIGN
2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112

NO	DESCRIPTION	BY	DATE
	REVISION		

TRUSS AND ROOF PLAN

LISA D LEYN RESIDENCE
228 S CENTER ST
EUSTIS, FL. 32726

ISSUED FOR: PERMIT
PROJECT NUMBER: 25-065
DATE: 12.30.2025
DRAWING NUMBER: A6

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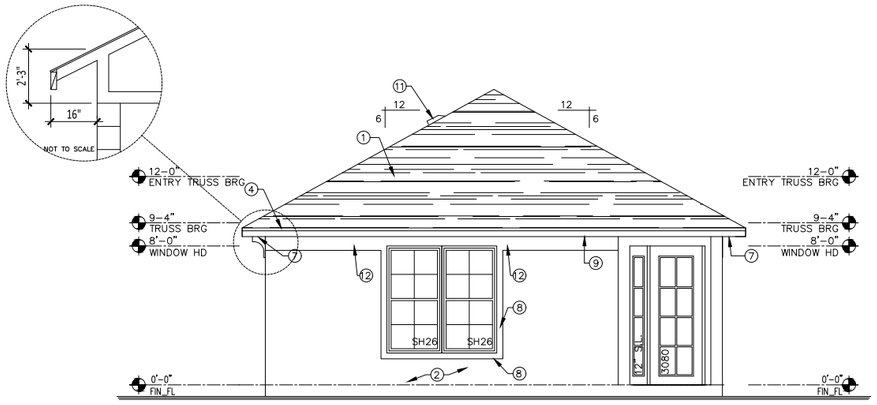
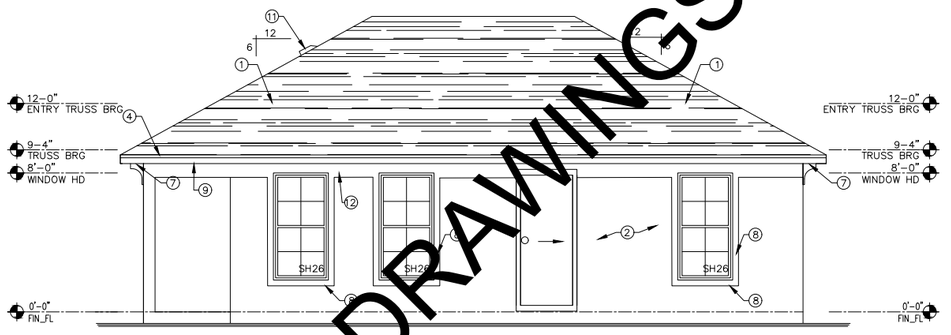
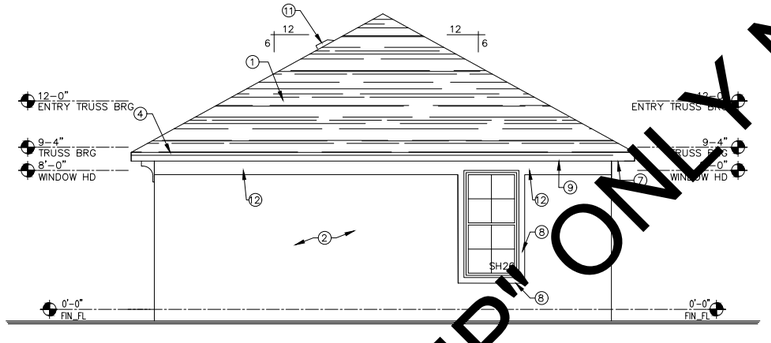


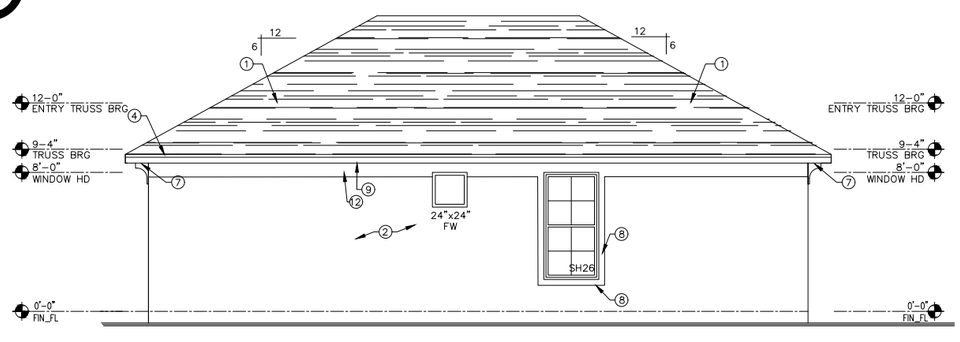
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



5 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



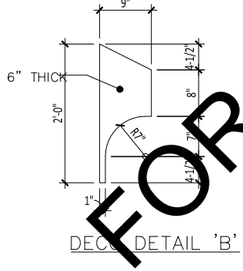
4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



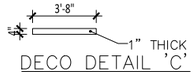
6 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYED NOTES

1. FIBERGLASS SHINGLES
2. CEMENTITIOUS COATING OVER BLOCK
3. 7/8" THICK, 3 PART STUCCO OVER FRAME
4. 2'-3" RAISED HEEL TRUSS
5. 3'-9" RAISED HEEL TRUSS
6. DECO DETAIL 'A'_SEE DET. THIS SHEET
7. DECO DETAIL 'B'_SEE DET. THIS SHEET
8. 1"x4" DECO BANDING
9. VENTED SOFFIT AT ENTRY PORCH, GARAGE AND LANAI
10. OUTLINE OF UN-INSULATED ATTIC AREA
11. OFF RIDGE VENT
12. 1"x10" DECO BANDING
13. 1"x13" DECO BANDING (ALIGN w/ WEEP SCREED)



DECO DETAIL 'B'



DECO DETAIL 'C'

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BERJAWI DESIGN
2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112

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BUILDING ELEVATIONS
LISA D LEYN RESIDENCE
228 S CENTER ST
EUSTIS, FL, 32726

ISSUED FOR: PERMIT
PROJECT NUMBER: 25-065
DATE: 12.30.2025
DRAWING NUMBER: A7

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BERJAWI DESIGN
2827 LOW COUNTRY PL
SUITE 110 LUTZ, FL 33559
8135064112

SERVICE LOAD CALCULATION		
3,690va	41 x 180va x 0.5 =	RECEPTACIES:
4,388va	39 x 90va x 1.25 =	LIGHTING:
11,250va	(5000va x 1.25) + 5000va =	A/H'S:
5,500va	2 x 2,750va =	CONDENSERS:
4,500va		WATER HEATER:
35,078va 7,680va		KITCHEN RANGE:
5,000va		DRYER:
500va		WASHER:
648va		DISPOSAL:
43,156va		TOTAL Va =
179.82 Amps	43,156/240v =	SERVICE LOAD Amps =

Table 310.15b6 Use 200 ampa service #3/0 Copper or 4/0 Alumimum

SCHEDULE PANEL — 200 AMPS, 240V/120V, SINGLE PHASE, MAIN BREAKER

CIR#	DESCRIPTION	POLE/AMPS	WIRE SIZE	WIRE SIZE	POLE/AMPS	DESCRIPTION	CIR#
2	AIR COMPRESSOR	2/35	8/2 ROMEX	10/2 ROMEX	2/30	WATER HEATER	1
4	AIR COMPRESSOR	2/35	8/2 ROMEX	10/2 ROMEX	2/30	WATER HEATER	3
6	RANGE	2/40	8/3 ROMEX	10/3 ROMEX	2/30	DRYER	5
8	RANGE	2/40	8/3 ROMEX	10/3 ROMEX	2/30	DRYER	7
10	GARAGE GFI	1/20	12/2 ROMEX	6/2 ROMEX	2/60	AIR HANDLER	9
12	MICROWAVE	1/20	12/2 ROMEX	6/2 ROMEX	2/60	AIR HANDLER	11
14	DISPOSAL	1/20	12/2 ROMEX	12/2 ROMEX	1/20	WASHER	13
16	DISHWASHER	1/20	12/2 ROMEX	12/2 ROMEX	1/20	FRIDGE	15
18	KITCHEN GFI 2	1/20	12/2 ROMEX	12/2 ROMEX	1/20	KITCHEN GFI 1	17
20	BATH GFI 1	1/20	12/2 ROMEX	12/2 ROMEX	1/20	GARAGEDOOR OPENER	19
22	MSTR BED/SMOKE DETC.	1/15 ARC FAULT	14/2 ROMEX	12/2 ROMEX	1/20	BATH GFI 2	21
24	BEDROOM #2	1/15 ARC FAULT	14/2 ROMEX	14/2 ROMEX	1/15 ARC FAULT	BEDROOM #1	23
26	DEN	1/15 ARC FAULT	14/2 ROMEX	14/2 ROMEX	1/15 ARC FAULT	BEDROOM #3	25
28	KITCHEN LIGHTS	1/15 ARC FAULT	14/2 ROMEX	14/2 ROMEX	1/15 ARC FAULT	FAMILY ROOM	27
30	MSTR BATH LIGHTS	1/15 ARC FAULT	14/2 ROMEX	14/2 ROMEX	1/15 ARC FAULT	ENRTY	29
32	SPARE					SPARE	31
34	SPARE					SPARE	33
36	SPARE					SPARE	35
38	SPARE					SPARE	37
40	SPARE					SPARE	39

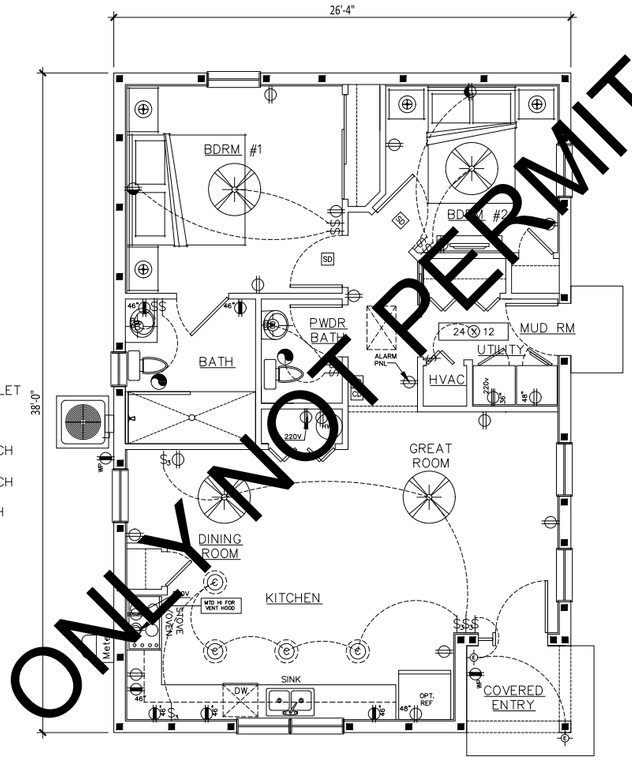
ELECTRICAL RISER DIAGRAM
200 AMP UNDERGROUND SERVICE

ELECTRICAL RISER DIAGRAM
200 AMP OVERHEAD SERVICE

ELECTRICAL LEGEND

- P — LG MTD PENDANT FIXTURE
- B — WALL MOUNTED FIXTURE
- E — EXTERIOR WALL
- Q — HALL GLOBE
- S — KEYLESS
- EHAUST FAN
- EXHAUST FAN WITH LIGHT
- C — STANDARD 6" CAN
- D — 4" COUNTER CAN
- F — TUB/SHOWER
- G — RES'D SPOT
- H — SINGLE FLOOD
- J — DOUBLE FLOOD
- T — 24" FLUORESCENT WRAP AROUND
- K — 48" FLUORESCENT WRAP AROUND
- 48" x 12" LED. LIGHT
- L — 18" SINGLE BULB FLUORESCENT
- M — 24" SINGLE BULB FLUORESCENT
- U — 24" DOUBLE BULB FLUORESCENT
- N — 36" SINGLE BULB FLUORESCENT
- V — 36" DOUBLE BULB FLUORESCENT
- P — 48" SINGLE BULB FLUORESCENT
- W — 48" DOUBLE BULB FLUORESCENT
- ROUGH-IN FOR FAN, HOT WIRE FOR FAN SPEED
- ROUGH-IN FOR FAN w/ LIGHT KIT

- 110v DUPLEX OUTLET
- 110v DUPLEX OUTLET HALF SWITCH CONTROLLED
- GROUND FAULT CIRCUIT INTERRUPTER
- 110v SINGLE OUTLET CEILING MOUNTED
- 110v FOURPLEX
- 110v SINGLE OUTLET FLOOR MOUNTED
- 110v SWITCH CONT. FLOOR MOUNTED
- WP — 110v DUPLEX OUTLET WEATHER PROOF
- 220v SINGLE OUTLET
- $ — SWITCH
- $3 — 3 WAY SWITCH
- $4 — 4 WAY SWITCH
- $D — DIMMER SWITCH
- C — SURFACE CHIME FASCO 276 OR EQUAL
- SD — BATTERY BACK-UP & LINKED TOGETHER SMOKE DETECTOR
- CD — BATTERY BACK-UP & LINKED TOGETHER CARBON MONOXIDE DETECTOR
- G — DOOR PUSHBUTTON DOORBELL TYPE 12N GARAGE



1 PROPOSED ELECTRICAL LAYOUT "ADU"
SCALE: 3/8" = 1'-0"

ELECTRICAL NOTES

1. LOCATION COORDINATION OF METER WITH LOCAL POWER COMPANY.
2. LIGHT FIXTURES SELECTED BY DEVELOPER.
3. PROVIDE WIRED JUNCTION BOX AT CEILING ONLY FOR CEILING FAN AND LIGHT COMBINATION UNITS. HOMEOWNER TO SELECT AND PROVIDE/INSTALL ACTUAL FIXTURE.
4. NOTE THAT POWER COMES TO THE RESIDENCE VIA UNDERGROUND CONDUIT.
5. ALL OUTLETS SHALL BE ON AN AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTED CIRCUIT & TAMPER PROOF.
6. ALL OUTSIDE MECHANICAL EQUIPMENT TO HAVE (1) 110 VOLT GFI WP OUTLET WITHIN 25' OF EQUIPMENT IN SITE PLAN.

SMOKE DETECTORS:

SMOKE DETECTOR PLACEMENT AND LOCATION SHALL BE CHECKED AT FRAMING. THE PROPER PLACEMENT OF UNITS SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PREVENTION CODE SAFETY ACT. MINIMUM REQUIREMENT SHALL BE AS SET FORTH IN 2017 FLORIDA BUILDING CODE, 6TH EDITION.

CARBON MONOXIDE DETECTORS:

EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP. MINMUM REQUIREMENT SHALL BE AS SET FORTH PER 2017 FLORIDA BUILDING CODE, 6TH EDITION.

IN ACCORDANCE WITH 2017 6TH EDITION FLORIDA BUILDING CODE RESIDENTIAL.

PERMIT DRAWINGS
FOR "CUR" ONLY NOT PE

NO	REVISION	BY	DATE

ELECTRICAL LAYOUT
LISA D LEYN RESIDENCE
228 S CENTER ST
EUSTIS, FL, 32726

ISSUED FOR: PERMIT
PROJECT NUMBER: 25-065
DATE: 12.30.2025
DRAWING NUMBER: A8

DATE: 1/20/2026 10:26:37 PM, USER: JAMIE BERJAWI, PLOTSCALE: 0.3000000447 | FILE PATH:S:\BERJAWI DESIGN\2025\25-065_228 S CENTER ST, EUSTIS, FL 32726_ADU\CAD\A8_ELECTRICAL PLAN.DWG

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	2026-13
Ordinance Subject	Approving a Conditional Use Permit (CUP) for an accessory dwelling unit at 228 S Center Street.
Legal Advertising Date	March 9, 2026
First Reading On	3/19/2026
Second Reading On	4/2/2026

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, APPROVING A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE SUBURBAN RESIDENTIAL (SR) FUTURE LAND USE DISTRICT ON APPROXIMATELY 0.33 ACRES LOCATED AT 228 SOUTH CENTER STREET.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☒ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☐ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is enacted to implement comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 2, 2026

RE: First Reading of Ordinance Number 2026-20: Amendment to the Land Development Regulations – Prohibition of Medical Marijuana Treatment Center Dispensing Facilities

Introduction

The proposed ordinance amends the City of Eustis Land Development Regulations to prohibit Medical Marijuana Treatment Center ("MMTC") dispensing facilities within the City pursuant to Section 381.986(11)(b), Florida Statutes. The ordinance establishes a separate land use classification for MMTC dispensing facilities, removes such uses from the definition of "pharmacy," and prohibits such uses in all land use districts.

Existing legally established MMTC dispensing facilities are permitted to continue as lawful nonconforming uses subject to the City's nonconformity provisions.

Background/Prior City Regulatory Actions

The City has previously evaluated and revised its regulatory approach to MMTC dispensing facilities:

- **2017** – The City prohibited MMTC dispensing facilities.
- **2020** – The City revised its approach to allow such facilities by classifying them as "pharmacies."
- **2025** – The Local Planning Agency ("LPA") reviewed the statutory framework and regulatory options and reached a consensus on re-establishing the prior prohibition.
- **2026** – The LPA conducted a duly noticed public hearing and recommended approval of the proposed prohibition.

During the April 3, 2025 LPA meeting, staff presented the statutory options under Section 381.986(11)(b), Florida Statutes, including prohibition or allowance under pharmacy equivalency standards. The LPA discussed the operational characteristics and regulatory limitations associated with such facilities and reached consensus recommending that the City consider a prohibition while allowing existing facilities to continue.

During the April 2, 2026 LPA meeting, staff presented Ordinance Number 2026-20 and the LPA recommended it be forwarded to the City Commission for approval consideration.

Current Regulatory Framework

Under the current Land Development Regulations:

- MMTC dispensing facilities are treated as “pharmacies”
- Pharmacies are permitted or conditionally allowed in multiple land use districts

As a result, the City’s ability to regulate MMTC dispensing facilities independently is constrained by state law, which requires such facilities to be treated similarly to pharmacies unless prohibited.

Analysis/Statutory Authority

Section 381.986(11)(b), Florida Statutes expressly authorizes municipalities to:

1. Prohibit MMTC dispensing facilities; or
2. Allow such facilities subject to pharmacy equivalency requirements

The proposed ordinance exercises the City’s authority to prohibit such uses.

Land Use and Operational Characteristics

Based on observations of existing facilities within the City and review of regulatory requirements, MMTC dispensing facilities exhibit characteristics distinct from traditional pharmacies, including:

- Controlled-access entry and limited public accessibility
- Enhanced on-site security measures
- Patient verification procedures
- Restricted interior access
- Episodic traffic and parking demand patterns

These characteristics differ from traditional pharmacies, which operate as general retail uses open to the public.

Staff finds that these operational differences result in:

- Distinct land use impacts
- Compatibility considerations with surrounding uses
- Site design and operational characteristics not adequately addressed through pharmacy classification

Alternatives Considered

The City evaluated the following alternatives:

- Continued classification as pharmacies
- Location-based limitations (e.g., buffers, dispersion requirements)
- Conditional use approvals
- Citywide prohibition

The City determined that:

- Pharmacy classification limits regulatory flexibility
- Location-based restrictions may lead to inconsistent and parcel-specific outcomes
- Conditional use processes introduce unpredictability and administrative complexity
- A uniform prohibition provides a consistent, predictable, and administratively efficient regulatory framework

Existing Facilities and Access

There are multiple legally established MMTC dispensing facilities currently operating within the City. The ordinance:

- Allows these facilities to continue as lawful nonconforming uses
- Does not require cessation of operations
- Does not impose new operational restrictions on existing facilities

Additionally, MMTC dispensing facilities are available in surrounding jurisdictions, ensuring that qualified patients retain reasonable access.

Vested Rights and Pending Applications

The ordinance applies prospectively and includes provisions clarifying that:

- Applications must be complete to be considered
- Preliminary inquiries and verification requests do not establish vested rights
- Vested rights, if any, are determined under applicable Florida law

This approach ensures fairness while maintaining the City's ability to implement prospective land use policy.

Comprehensive Plan Consistency

The proposed ordinance is consistent with the City of Eustis Comprehensive Plan, including policies related to:

- Compatible land use patterns
- Protection of neighborhood character
- Predictable and orderly development
- Implementation of land development regulations that promote public health, safety, and welfare

Fiscal Impact

There is no direct fiscal impact anticipated.

- Existing facilities will continue operation
- No new regulatory programs or staffing are required
- Enforcement will occur through existing City processes

Recommendation

Staff recommends approval of Ordinance Number 2026-20. The proposed ordinance:

- Is expressly authorized under state law
- Is supported by the City's legislative findings and local observations
- Provides a clear, uniform, and administratively efficient regulatory framework
- Preserves existing lawful uses while establishing prospective land use policy

Business Impact Estimate

A Business Impact Estimate has been prepared in accordance with Section 166.041(4), Florida Statutes. The estimate concludes that:

- No direct compliance costs are imposed on existing businesses
- No new fees or charges are created
- Impacts are limited to future businesses that may seek to locate within the City

Attachments
Ordinance Number 2026-20
Exhibit “A” – Land Development Regulation Amendments
Business Impact Estimate Eligibility Form
Business Impact Estimate
Section 381.986, Florida Statutes (2025)

Prepared By
Sasha Garcia, City Attorney

Reviewed By
Mike Lane, Development Services Director
Miranda Burrowes, Deputy City Manager

ORDINANCE NUMBER 2026-20

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AMENDING THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE PROHIBITION OF MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES WITHIN THE CITY PURSUANT TO SECTION 381.986(11)(b), FLORIDA STATUTES; PROVIDING LEGISLATIVE FINDINGS IN SUPPORT THEREOF; PROVIDING FOR DEFINITIONS, NONCONFORMING USES, AND ENFORCEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Eustis, Florida (the "City"), is a municipal corporation organized and existing under the laws of the State of Florida and possesses home rule authority pursuant to Article VIII, Section 2 of the Florida Constitution and Chapter 166, Florida Statutes, to enact regulations for the protection of the public health, safety, and welfare; and

WHEREAS, Section 381.986(11)(b), Florida Statutes, expressly authorizes municipalities to adopt ordinances determining whether to permit or prohibit medical marijuana treatment center dispensing facilities within their jurisdictional boundaries; and

WHEREAS, the City has adopted Land Development Regulations ("LDRs") pursuant to Chapter 163, Florida Statutes, for the purpose of implementing the City's Comprehensive Plan and regulating land use in a manner that promotes compatibility, orderly development, and the preservation of community character; and

WHEREAS, in 2014, the City Commission adopted Ordinance Number 14-34 establishing a temporary moratorium on the acceptance and processing of applications related to marijuana dispensing organizations in order to evaluate appropriate regulatory responses; and

WHEREAS, in 2017, the City Commission adopted Ordinance Number 17-11 determining that medical marijuana dispensing facilities were not equivalent to pharmacies and prohibiting such uses within the City; and

WHEREAS, in 2020, the City Commission adopted Ordinance Number 20-46 revising its regulatory approach to permit medical marijuana treatment center dispensing facilities by classifying such uses as pharmacies within the Land Development Regulations; and

WHEREAS, the City Commission finds that its prior regulatory actions reflect an evolving policy approach in response to changes in state law, community considerations, and local land use planning objectives; and

WHEREAS, the City's LDRs currently define "pharmacy" in a manner that has included medical marijuana treatment center dispensing facilities, thereby requiring such facilities to be treated as permitted uses in land use districts where pharmacies are allowed; and

WHEREAS, the City Commission has reviewed the statutory and regulatory framework governing medical marijuana treatment center dispensing facilities, including security requirements, controlled access protocols, patient verification procedures, product handling restrictions, and operational limitations, and finds that such facilities exhibit material and observable differences from traditional pharmacies regulated under Chapter 465, Florida Statutes; and

WHEREAS, the City Commission further finds that such facilities are not open to the general public in the same manner as traditional pharmacies, but instead operate as controlled-access facilities serving a limited class of authorized patients and caregivers; and

WHEREAS, the City Commission finds that the operational characteristics of such facilities, including but not limited to controlled access entry, security-driven site design, restricted interior access, patient verification procedures, on-site security measures, and episodic traffic and parking demand patterns associated with dispensing operations, create land use impacts and compatibility considerations distinct from those associated with traditional pharmacies and general retail uses; and

WHEREAS, the City Commission finds that the classification of medical marijuana treatment center dispensing facilities as “pharmacies” does not accurately reflect their operational characteristics and has limited the City’s ability to evaluate such uses independently within its land use framework; and

WHEREAS, the City Commission finds that multiple legally established Medical Marijuana Treatment Center dispensing facilities are currently operating within the City and that the City has had the opportunity to observe the operational characteristics, site design, and land use impacts associated with such facilities under existing regulations; and

WHEREAS, based upon such observations and experience, the City Commission finds that the operational characteristics of such facilities are materially distinct from traditional pharmacies and warrant independent land use classification and regulation; and

WHEREAS, the City Commission finds that such observations are based upon actual operating conditions within the City and constitute competent substantial evidence supporting the legislative determinations set forth herein; and

WHEREAS, the City Commission has considered staff reports, planning analysis, and regulatory approaches utilized by other Florida municipalities, and has evaluated less restrictive alternatives, including land use limitations, buffering requirements, and dispersion requirements, and finds that such alternatives would not adequately address the identified compatibility and land use concerns in a predictable, uniform, and administratively efficient manner; and

WHEREAS, the City Commission finds that a uniform, citywide prohibition constitutes the most effective and legally consistent method of implementing the City’s land use objectives while avoiding arbitrary, inconsistent, or parcel-specific determinations; and

WHEREAS, on April 3, 2025, the City's Local Planning Agency conducted a duly noticed public meeting at which City staff presented the statutory regulatory options available under Section 381.986(11)(b), Florida Statutes, including prohibition or allowance under pharmacy equivalency standards; and

WHEREAS, during such meeting, the Local Planning Agency engaged in public discussion regarding the operational characteristics, land use implications, and regulatory limitations associated with medical marijuana treatment center dispensing facilities, including the requirement that such facilities be treated as pharmacies if not prohibited; and

WHEREAS, following such discussion, the Local Planning Agency reached consensus recommending that the City Commission direct staff to prepare an ordinance prohibiting future medical marijuana treatment center dispensing facilities while allowing existing facilities to continue as lawful nonconforming uses; and

WHEREAS, the City Commission has reviewed the agenda materials, staff presentations, and approved minutes of the April 3, 2025 Local Planning Agency meeting, which are incorporated herein by reference as part of the legislative record supporting this Ordinance; and

WHEREAS, on April 2, 2026, the Local Planning Agency conducted a duly noticed public hearing and recommended approval of this Ordinance to the City Commission as consistent with the Comprehensive Plan and Land Development Regulations; and

WHEREAS, the City Commission finds that this Ordinance is adopted pursuant to prior policy direction and constitutes the continuation of a legislative policy evaluation process; and

WHEREAS, the City Commission has considered the availability of medical marijuana treatment center dispensing facilities both within the City and in surrounding jurisdictions and finds that reasonable access to such facilities exists notwithstanding the prohibition established herein; and

WHEREAS, the City Commission further finds that, while prior policy considerations included facilitating local access, such considerations must be balanced against the City's land use planning objectives, compatibility standards, and long-term development patterns; and

WHEREAS, the City Commission finds that the continued operation of existing legally established medical marijuana treatment center dispensing facilities as lawful nonconforming uses, together with the availability of such facilities in surrounding jurisdictions, provides reasonable access for qualified patients; and

WHEREAS, the City Commission has reviewed the City of Eustis Comprehensive Plan and finds that this Ordinance is consistent with policies requiring compatible land use patterns, protection of neighborhood character, predictable and orderly development, and implementation of land development regulations that promote the public health, safety, and welfare; and

WHEREAS, the City Commission finds that the regulation of such uses is grounded in land use compatibility, intensity of use, and operational characteristics, and does not regulate

medical treatment, patient eligibility, physician conduct, or access to medical marijuana, which remain matters of statewide concern; and

WHEREAS, the City Commission finds that this Ordinance applies uniformly throughout the City, constitutes a legislative determination of general applicability, and is supported by a rational basis grounded in land use planning principles and statutory authority; and

WHEREAS, the City Commission recognizes that claims of vested rights or inordinate burden, if any, must be evaluated on a case-by-case basis under applicable Florida law, and finds that this Ordinance constitutes a generally applicable land use regulation governing a use classification; and

WHEREAS, the City Commission finds that this Ordinance is prospective in application and is not intended to impair any legally established vested rights, if any, determined in accordance with applicable Florida law; and

WHEREAS, the City Commission finds that this Ordinance is a valid exercise of the City's police powers and is not intended to, nor does it, result in a taking or an inordinate burden within the meaning of the Bert J. Harris, Jr., Private Property Rights Protection Act; and

WHEREAS, based upon the foregoing, the City Commission determines that adoption of this Ordinance is in the best interest of the public health, safety, and welfare.

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

SECTION 1. Authority.
This Ordinance is adopted pursuant to Article VIII, Section 2 of the Florida Constitution, Chapters 163 and 166, Florida Statutes, and Section 381.986(11)(b), Florida Statutes, which expressly authorizes municipalities to determine by ordinance whether to permit or prohibit medical marijuana treatment center dispensing facilities within their jurisdictional boundaries.

SECTION 2. Creation of Defined Use.
Chapter 100, "Definitions," of the Land Development Regulations is hereby amended to add the following definition:

> "Medical Marijuana Treatment Center Dispensing Facility" shall mean a dispensing facility as defined in Section 381.986, Florida Statutes, as may be amended from time to time. Such use is hereby designated as a distinct and independent land use classification and shall not be classified, interpreted, or regulated as a pharmacy, drug store, medical office, or general retail use.

SECTION 3. Amendments to Land Development Regulations.
The amendments set forth in this Section are further described in Exhibit "A," attached hereto and incorporated herein by reference.

(A) Amendment to Chapter 100 – Definition of Pharmacy.

Chapter 100 of the Land Development Regulations is hereby amended such that the definition of “Pharmacy” shall read as follows:

> “Pharmacy” shall mean a place where medicines are compounded or dispensed in accordance with Chapter 465, Florida Statutes. This definition shall not include Medical Marijuana Treatment Center Dispensing Facilities.

(B) Amendment to Section 109-4 – Use Regulations Table.

Chapter 109, Section 109-4, “Use Regulations Table,” is hereby amended to include “Medical Marijuana Treatment Center Dispensing Facility” as a listed use and to designate such use as not permitted within any land use district established under Chapter 109 of the Land Development Regulations.

All references to “pharmacy” or similar uses shall not be interpreted to include Medical Marijuana Treatment Center Dispensing Facilities.

(C) Creation of Prohibited Use.

A new provision is hereby established within Chapter 109 of the Land Development Regulations to provide that:

> Medical Marijuana Treatment Center Dispensing Facilities are prohibited in all land use districts, land use categories, and development designations within the City of Eustis, as defined and applied within Chapter 109 of the Land Development Regulations, and shall not be approved as a permitted use, conditional use, special exception, variance, or by any other discretionary or administrative approval.

SECTION 4. Legislative Intent.

It is the express intent of the City Commission to exercise the authority granted under Section 381.986(11)(b), Florida Statutes, to prohibit Medical Marijuana Treatment Center Dispensing Facilities within the City.

This Ordinance constitutes a generally applicable land use regulation adopted based upon compatibility, intensity of use, operational characteristics, and long-term planning objectives.

This Ordinance is not intended to regulate, and shall not be construed as regulating, the practice of medicine, physician certification, patient eligibility, or the availability of medical marijuana under state law, all of which remain matters of statewide concern and are preempted to the State of Florida.

SECTION 5. Prohibition.

Pursuant to Section 381.986(11)(b), Florida Statutes, the City hereby expressly exercises its statutory authority to prohibit Medical Marijuana Treatment Center Dispensing Facilities. This prohibition shall apply regardless of whether such use is proposed as a principal use, accessory use, or component of a mixed-use development.

Such facilities are hereby prohibited in all land use districts, land use categories, and development designations within the municipal boundaries of the City.

No development order, permit, approval, or land use authorization shall be issued for any use, structure, or activity that constitutes or includes a Medical Marijuana Treatment Center Dispensing Facility after the effective date of this Ordinance, except as otherwise provided herein.

SECTION 6. Applicability; Vested Rights; Pending Applications.

This Ordinance shall apply prospectively to all applications for development orders, permits, licenses, or approvals submitted or deemed complete after the effective date of this Ordinance.

For purposes of this Section, an application shall be deemed complete only upon submission of all required materials and payment of all applicable fees in accordance with the Land Development Regulations.

No application shall be deemed vested unless it has received final development order approval or has otherwise obtained vested rights under applicable Florida law.

Requests for land use verification letters, zoning verification letters, preliminary inquiries, or incomplete applications shall not be considered vested.

Nothing herein shall impair legally established vested rights, if any, as determined under applicable Florida law. No person or entity shall be deemed to have acquired any right to develop or operate a Medical Marijuana Treatment Center Dispensing Facility by virtue of reliance upon prior provisions of the Land Development Regulations unless such reliance has resulted in the establishment of vested rights under applicable Florida law.

SECTION 7. Nonconforming Uses.

Any Medical Marijuana Treatment Center Dispensing Facility lawfully established and operating within the City prior to the effective date of this Ordinance shall be deemed a legal nonconforming use.

No expansion, intensification, or increase in operational capacity shall be permitted.

Such nonconforming uses shall be subject to the following limitations:

(1) Such use shall not be expanded, enlarged, intensified, or increased in scope or operation;

(2) Such use shall not be relocated to another site or parcel;

(3) Such use shall not be changed to another Medical Marijuana Treatment Center use or any substantially similar use;

(4) If such use is discontinued for a period exceeding one hundred eighty (180) consecutive days, such use shall not be reestablished;

(5) If such use is destroyed or damaged to an extent exceeding fifty percent (50%) of its replacement value, such use shall not be reconstructed or resumed.

All such uses shall otherwise comply with the City’s nonconformity provisions contained within the Land Development Regulations.

Nothing herein shall be construed to authorize the continuation of any use that was not lawfully established prior to the effective date of this Ordinance.

Any change in ownership, tenancy, or operator of a nonconforming use shall not be construed as authorization to expand, intensify, or alter such use beyond its lawful status as of the effective date of this Ordinance.

SECTION 8. Enforcement.
The provisions of this Ordinance shall be enforced in accordance with the City's code enforcement procedures, Land Development Regulations, and all applicable provisions of Florida law.

Any violation of this Ordinance shall constitute a violation of the Land Development Regulations and shall be subject to all remedies available at law or in equity, including but not limited to:

(1) Code enforcement proceedings;

(2) Administrative fines;

(3) Liens;

(4) Injunctive relief.

Each day that a violation continues shall constitute a separate and distinct violation.

SECTION 9. Interpretation.
This Ordinance shall be construed in *pari materia* with the City's Land Development Regulations and Comprehensive Plan and shall be liberally construed to effectuate its legislative purpose.

In the event of a conflict between this Ordinance and any other provision of the City Code or Land Development Regulations, the more restrictive provision shall control, to the extent permitted by law.

The provisions of this Ordinance shall be interpreted in a manner consistent with Section 381.986, Florida Statutes, and other applicable state law.

SECTION 10. Conflict.
All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 11. Severability.
If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 12. Codification.
It is the intent of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Eustis Land Development Regulations, and that sections of this Ordinance may be renumbered, relettered, or reorganized to accomplish such intent.

SECTION 13. Effective Date.
This Ordinance shall become effective immediately upon adoption on second reading. Following the adoption of this Ordinance, the City may take all steps necessary to carry out the implementation of this Ordinance as provided herein.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 16th day of April 2026.

CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA

_____
EMILY A. LEE
Mayor/Commissioner

ATTEST:

_____
Christine Halloran, 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 16 _____ day of ____, 2026 by Emily A. Lee, Mayor/Commissioner, and Christine Halloran, 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 Eustis City Commission.

_____ _____
City Attorney's Office Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 2026-20 is hereby approved, and I hereby 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 Parks & Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

_____
Christine Halloran, City Clerk

EXHIBIT "A" to Ordinance Number 2026-20
LAND DEVELOPMENT REGULATION AMENDMENTS
City of Eustis, Florida

SECTION 1. AMENDMENT TO CHAPTER 100 – DEFINITIONS

Chapter 100, "Definitions," of the City of Eustis Land Development Regulations is hereby amended as follows:

(A) Creation of Definition

The following definition is hereby created:

Medical Marijuana Treatment Center Dispensing Facility: A dispensing facility as defined in Section 381.986, Florida Statutes, as may be amended from time to time.

(B) Amendment to Definition of "Pharmacy"

The definition of "Pharmacy" is hereby amended to read as follows:

Pharmacy: A place where medicines are compounded or dispensed in accordance with Chapter 465, Florida Statutes. This definition shall not include Medical Marijuana Treatment Center Dispensing Facilities.

SECTION 2. AMENDMENT TO CHAPTER 109 – USE REGULATIONS TABLE

Chapter 109, Section 109-4, "Use Regulations Table," of the Land Development Regulations is hereby amended as follows:

(A) Addition of Use Classification

The following use is hereby added as a specific use: **Medical Marijuana Treatment Center Dispensing Facility ("MMTC")**

(B) Permitted Use Status

Medical Marijuana Treatment Center Dispensing Facilities are **not** permitted in any land use district within the municipal boundaries of the City of Eustis.

For clarity, this use is prohibited in all land use districts, including but not limited to:

- Rural Residential (RR)
- Suburban Residential (SR)
- Urban Residential (UR)
- Manufactured Home Community (MH)
- General Commercial (GC)
- General Industrial (GI)
- Central Business District (CBD)
- Residential/Office Transitional (RT)
- Mixed Commercial Residential (MCR)
- Mixed Commercial Industrial (MCI)
- Public/Institutional (PI)
- Agricultural (AG)
- Conservation (CON)

(C) Interpretation

Medical Marijuana Treatment Center Dispensing Facilities shall not be classified, interpreted, or regulated as a pharmacy or any other permitted, limited, or conditional use within the Use Regulations Table.

SECTION 3. CREATION OF PROHIBITED USE PROVISION

Chapter 109 of the Land Development Regulations is hereby amended to include the following provision:

> Medical Marijuana Treatment Center Dispensing Facilities are prohibited in all land use districts, land use categories, and development designations within the City of Eustis. Such use shall not be approved as a permitted use, conditional use, special exception, variance, or by any other administrative or discretionary approval.

SECTION 4. CODIFICATION INSTRUCTIONS

The provisions of this Exhibit shall be codified within Chapter 100 and Chapter 109 of the City of Eustis Land Development Regulations. The City's codifier is authorized to reorganize, renumber, and format these provisions as necessary to integrate them into the Code in a manner consistent with the intent of Ordinance Number 2026-20.

Business Impact Estimate Eligibility Form

Section 166.041(4), Florida Statutes

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Eustis' website by the time notice of the proposed ordinance is published.

This form simply assists in determining whether a Business Impact Estimate must be completed under Florida law for the proposed ordinance. Should a Business Impact Estimate be required or should the City opt to provide one as a courtesy based on the selection below then a separate form with the statutory components of Section 166.041(4)(a) shall also accompany the proposed ordinance.

Ordinance Number	2026-20
Ordinance Subject	Amendment to the Land Development Regulations – Prohibition of Medical Marijuana Treatment Center Dispensing Facilities
Legal Advertising Dates	3/30/2026 and 4/6/2026
First Reading On	4/2/2026
Second Reading On	4/16/2026

Ordinance Title

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, AMENDING THE CITY OF EUSTIS LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE PROHIBITION OF MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES WITHIN THE CITY PURSUANT TO SECTION 381.986(11)(b), FLORIDA STATUTES; PROVIDING LEGISLATIVE FINDINGS IN SUPPORT THEREOF; PROVIDING FOR DEFINITIONS, NONCONFORMING USES, AND ENFORCEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Based on the City's review of the proposed ordinance (*must select one of the following*):

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; a Business Impact Estimate is NOT required and therefore not provided.

☐ The City has determined the statutory exemption identified below applies to the proposed ordinance; however, the City has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

☒ The City has prepared a Business Impact Estimate in accordance with section 166.041(4), Florida Statutes.

Exemptions

The City has determined that a Business Impact Estimate is NOT required as the following exemption applies to the proposed ordinance:

Section 166.041 (4)(c) exemption: It is required for compliance with federal or state law or regulation.

BUSINESS IMPACT ESTIMATE

The City provides the following Business Impact Estimate, which may be revised following its initial posting.

1. Summary of the proposed ordinance (must include a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality):

The proposed ordinance amends the City of Eustis Land Development Regulations to prohibit Medical Marijuana Treatment Center dispensing facilities within the City pursuant to Section 381.986(11)(b), Florida Statutes. The ordinance establishes a separate land use classification for such facilities, removes such uses from the definition of "pharmacy," and prohibits such uses in all land use districts while allowing existing legally established facilities to continue as lawful nonconforming uses. The public purpose served by the proposed ordinance is to promote the public health, safety, and welfare through the implementation of consistent land use regulations, preservation of community character, and avoidance of incompatible land use patterns.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

   (a) An estimate of direct compliance costs that businesses may reasonably incur.

The ordinance does not impose additional compliance requirements on existing businesses. No new reporting, operational, or permitting costs are created. Estimated compliance costs: None.

   (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible.

The ordinance does not impose any new charges or fees on businesses.

   (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance does not create new regulatory programs or require additional staffing. Enforcement will be conducted through existing code enforcement processes. Estimated regulatory cost: Minimal and absorbed within existing operations. No new revenue sources are created.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance.

The ordinance impacts a limited number of existing facilities currently operating within the City, all of which are permitted to continue as lawful nonconforming uses. The ordinance may impact an indeterminate number of future businesses seeking to locate within the City.

4. Additional information the City deems useful (if any).

The City considered regulatory alternatives, including continued classification as pharmacies and the use of location-based restrictions. The City determined that a uniform prohibition is the most predictable, consistent, and administratively efficient approach authorized under state law.

Select Year: 2025 Go

The 2025 Florida Statutes

Title XXIX PUBLIC HEALTH | Chapter 381 PUBLIC HEALTH: GENERAL PROVISIONS | View Entire Chapter

[1]381.986 Medical use of marijuana.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Attractive to children" means the use of any image or words designed or likely to appeal to persons younger than 18 years of age, including, but not limited to, cartoons, toys, animals, food, or depictions of persons younger than 18 years of age; any other likeness to images, characters, or phrases that are popularly used to advertise to persons younger than 18 years of age; or any reasonable likeness to commercially available candy.

(b) "Caregiver" means a resident of this state who has agreed to assist with a qualified patient's medical use of marijuana, has a caregiver identification card, and meets the requirements of subsection (6).

(c) "Chronic nonmalignant pain" means pain that is caused by a qualifying medical condition or that originates from a qualifying medical condition and persists beyond the usual course of that qualifying medical condition.

(d) "Close relative" means a spouse, parent, sibling, grandparent, child, or grandchild, whether related by whole or half blood, by marriage, or by adoption.

(e) "Edibles" means commercially produced food items made with marijuana oil, but no other form of marijuana, that are produced and dispensed by a medical marijuana treatment center.

(f) "Low-THC cannabis" means a plant of the genus *Cannabis*, the dried flowers of which contain 0.8 percent or less of tetrahydrocannabinol and more than 10 percent of cannabidiol weight for weight; the seeds thereof; the resin extracted from any part of such plant; or any compound, manufacture, salt, derivative, mixture, or preparation of such plant or its seeds or resin that is dispensed from a medical marijuana treatment center.

(g) "Marijuana" means all parts of any plant of the genus *Cannabis*, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including low-THC cannabis, which are dispensed from a medical marijuana treatment center for medical use by a qualified patient.

(h) "Marijuana delivery device" means an object used, intended for use, or designed for use in preparing, storing, ingesting, inhaling, or otherwise introducing marijuana into the human body, and which is dispensed from a medical marijuana treatment center for medical use by a qualified patient, except that delivery devices intended for the medical use of marijuana by smoking need not be dispensed from a medical marijuana treatment center in order to qualify as marijuana delivery devices.

(i) "Marijuana testing laboratory" means a facility that collects and analyzes marijuana samples from a medical marijuana treatment center and has been certified by the department pursuant to s. 381.988.

(j) "Medical director" means a person who holds an active, unrestricted license as an allopathic physician under chapter 458 or osteopathic physician under chapter 459 and is in compliance with the requirements of paragraph (3)(c).

(k) "Medical use" means the acquisition, possession, use, delivery, transfer, or administration of marijuana authorized by a physician certification. The term does not include:

1. Possession, use, or administration of marijuana that was not purchased or acquired from a medical marijuana treatment center.

2. Possession, use, or administration of marijuana in the form of commercially produced food items other than edibles or of marijuana seeds.

3. Use or administration of any form or amount of marijuana in a manner that is inconsistent with the quali physician's directions or physician certification.

4. Transfer of marijuana to a person other than the qualified patient for whom it was authorized or the qualified patient's caregiver on behalf of the qualified patient.

5. Use or administration of marijuana in the following locations:

a. On any form of public transportation, except for low-THC cannabis not in a form for smoking.

b. In any public place, except for low-THC cannabis not in a form for smoking.

c. In a qualified patient's place of employment, except when permitted by his or her employer.

d. In a state correctional institution, as defined in s. 944.02, or a correctional institution, as defined in s. 944.241.

e. On the grounds of a preschool, primary school, or secondary school, except as provided in s. 1006.062.

f. In a school bus, a vehicle, an aircraft, or a motorboat, except for low-THC cannabis not in a form for smoking.

6. The smoking of marijuana in an enclosed indoor workplace as defined in s. 386.203(5).

(l) "Physician certification" means a qualified physician's authorization for a qualified patient to receive marijuana and a marijuana delivery device from a medical marijuana treatment center.

(m) "Qualified patient" means a resident of this state who has been added to the medical marijuana use registry by a qualified physician to receive marijuana or a marijuana delivery device for a medical use and who has a qualified patient identification card.

(n) "Qualified physician" means a person who holds an active, unrestricted license as an allopathic physician under chapter 458 or as an osteopathic physician under chapter 459 and is in compliance with the physician education requirements of subsection (3).

(o) "Smoking" means burning or igniting a substance and inhaling the smoke.

(p) "Terminal condition" means a progressive disease or medical or surgical condition that causes significant functional impairment, is not considered by a treating physician to be reversible without the administration of life-sustaining procedures, and will result in death within 1 year after diagnosis if the condition runs its normal course.

(2) QUALIFYING MEDICAL CONDITIONS.—A patient must be diagnosed with at least one of the following conditions to qualify to receive marijuana or a marijuana delivery device:

(a) Cancer.

(b) Epilepsy.

(c) Glaucoma.

(d) Positive status for human immunodeficiency virus.

(e) Acquired immune deficiency syndrome.

(f) Posttraumatic stress disorder.

(g) Amyotrophic lateral sclerosis.

(h) Crohn's disease.

(i) Parkinson's disease.

(j) Multiple sclerosis.

(k) Medical conditions of the same kind or class as or comparable to those enumerated in paragraphs (a)-(j).

(l) A terminal condition diagnosed by a physician other than the qualified physician issuing the physician certification.

(m) Chronic nonmalignant pain.

(3) QUALIFIED PHYSICIANS AND MEDICAL DIRECTORS.—

(a) Before being approved as a qualified physician and before each license renewal, a physician must successfully complete a 2-hour course and subsequent examination offered by the Florida Medical Association or the Florida Osteopathic Medical Association which encompass the requirements of this section and any rules adopted hereunder. The course and examination must be administered at least annually and may be offered in a distance learning format, including an electronic, online format that is available upon request. The price of the course may not exceed $500.

(b) A qualified physician may not be employed by, or have any direct or indirect economic interest in, a me marijuana treatment center or marijuana testing laboratory.

(c) Before being employed as a medical director and before each license renewal, a medical director must successfully complete a 2-hour course and subsequent examination offered by the Florida Medical Association or the Florida Osteopathic Medical Association which encompass the requirements of this section and any rules adopted hereunder. The course and examination must be administered at least annually and may be offered in a distance learning format, including an electronic, online format that is available upon request. The price of the course may not exceed $500.

(4) PHYSICIAN CERTIFICATION.—

(a) A qualified physician may issue a physician certification only if the qualified physician:

1. Conducted an examination of the patient and a full assessment of the medical history of the patient. Before issuing an initial certification to a patient, the qualified physician must conduct an in-person physical examination of the patient. For certification renewals, a qualified physician who has issued a certification to a patient after conducting an in-person physical examination may conduct subsequent examinations of that patient through telehealth as defined in s. 456.47. For the purposes of this subparagraph, the term "in-person physical examination" means an examination conducted by a qualified physician while the physician is physically present in the same room as the patient.

2. Diagnosed the patient with at least one qualifying medical condition.

3. Determined that the medical use of marijuana would likely outweigh the potential health risks for the patient, and such determination must be documented in the patient's medical record. If a patient is younger than 18 years of age, a second physician must concur with this determination, and such concurrence must be documented in the patient's medical record.

4. Determined whether the patient is pregnant and documented such determination in the patient's medical record. A physician may not issue a physician certification, except for low-THC cannabis, to a patient who is pregnant.

5. Reviewed the patient's controlled drug prescription history in the prescription drug monitoring program database established pursuant to s. 893.055.

6. Reviews the medical marijuana use registry and confirmed that the patient does not have an active physician certification from another qualified physician.

7. Registers as the issuer of the physician certification for the named qualified patient on the medical marijuana use registry in an electronic manner determined by the department, and:

a. Enters into the registry the contents of the physician certification, including the patient's qualifying condition and the dosage not to exceed the daily dose amount determined by the department, the amount and forms of marijuana authorized for the patient, and any types of marijuana delivery devices needed by the patient for the medical use of marijuana.

b. Updates the registry within 7 days after any change is made to the original physician certification to reflect such change.

c. Deactivates the registration of the qualified patient and the patient's caregiver when the physician no longer recommends the medical use of marijuana for the patient.

8. Obtains the voluntary and informed written consent of the patient for medical use of marijuana each time the qualified physician issues a physician certification for the patient, which shall be maintained in the patient's medical record. The patient, or the patient's parent or legal guardian if the patient is a minor, must sign the informed consent acknowledging that the qualified physician has sufficiently explained its content. The qualified physician must use a standardized informed consent form adopted in rule by the Board of Medicine and the Board of Osteopathic Medicine, which must include, at a minimum, information related to:

a. The Federal Government's classification of marijuana as a Schedule I controlled substance.

b. The approval and oversight status of marijuana by the Food and Drug Administration.

c. The current state of research on the efficacy of marijuana to treat the qualifying conditions set forth in this section.

d. The potential for addiction.

e. The potential effect that marijuana may have on a patient's coordination, motor skills, and cognition, including a warning against operating heavy machinery, operating a motor vehicle, or engaging in activities that require a person to be alert or respond quickly.

f. The potential side effects of marijuana use, including the negative health risks associated with smoking marijuana.

g. The risks, benefits, and drug interactions of marijuana.

h. That the patient's deidentified health information contained in the physician certification and medical marijuana use registry may be used for research purposes.

(b) If a qualified physician issues a physician certification for a qualified patient diagnosed with a qualifying medical condition pursuant to paragraph (2)(k), the physician must submit the following to the applicable board within 14 days after issuing the physician certification:

1. Documentation supporting the qualified physician's opinion that the medical condition is of the same kind or class as the conditions in paragraphs (2)(a)-(j).

2. Documentation that establishes the efficacy of marijuana as treatment for the condition.

3. Documentation supporting the qualified physician's opinion that the benefits of medical use of marijuana would likely outweigh the potential health risks for the patient.

4. Any other documentation as required by board rule.

The department must submit such documentation to the Consortium for Medical Marijuana Clinical Outcomes Research established pursuant to s. 1004.4351.

(c) If a qualified physician determines that smoking is an appropriate route of administration for a qualified patient, other than a patient diagnosed with a terminal condition, the qualified physician must submit the following documentation to the applicable board:

1. A list of other routes of administration, if any, certified by a qualified physician that the patient has tried, the length of time the patient used such routes of administration, and an assessment of the effectiveness of those routes of administration in treating the qualified patient's qualifying condition.

2. Research documenting the effectiveness of smoking as a route of administration to treat similarly situated patients with the same qualifying condition as the qualified patient.

3. A statement signed by the qualified physician documenting the qualified physician's opinion that the benefits of smoking marijuana for medical use outweigh the risks for the qualified patient.

(d) A qualified physician may not issue a physician certification for marijuana in a form for smoking to a patient under 18 years of age unless the patient is diagnosed with a terminal condition, the qualified physician determines that smoking is the most effective route of administration for the patient, and a second physician who is a board-certified pediatrician concurs with such determination. Such determination and concurrence must be documented in the patient's medical record and in the medical marijuana use registry. The certifying physician must obtain the written informed consent of such patient's parent or legal guardian before issuing a physician certification to the patient for marijuana in a form for smoking. The qualified physician must use a standardized informed consent form adopted in rule by the Board of Medicine and the Board of Osteopathic Medicine which must include information concerning the negative health effects of smoking marijuana on persons under 18 years of age and an acknowledgment that the qualified physician has sufficiently explained the contents of the form.

(e) The Board of Medicine and the Board of Osteopathic Medicine shall review the documentation submitted pursuant to paragraph (c) and shall each, by July 1, 2021, adopt by rule practice standards for the certification of smoking as a route of administration.

(f) A qualified physician may not issue a physician certification for more than three 70-day supply limits of marijuana or more than six 35-day supply limits of marijuana in a form for smoking. The department shall quantify by rule a daily dose amount with equivalent dose amounts for each allowable form of marijuana dispensed by a medical marijuana treatment center. The department shall use the daily dose amount to calculate a 70-day supply.

1. A qualified physician may request an exception to the daily dose amount limit, the 35-day supply limit of marijuana in a form for smoking, and the 4-ounce possession limit of marijuana in a form for smoking established in paragraph (14)(a). The request shall be made electronically on a form adopted by the department in rule and must include, at a minimum:

a. The qualified patient's qualifying medical condition.

b. The dosage and route of administration that was insufficient to provide relief to the qualified patient.

c. A description of how the patient will benefit from an increased amount.

d. The minimum daily dose amount of marijuana that would be sufficient for the treatment of the qualified patient's qualifying medical condition.

2. A qualified physician must provide the qualified patient's records upon the request of the department.

3. The department shall approve or disapprove the request within 14 days after receipt of the complete documentation required by this paragraph. The request shall be deemed approved if the department fails to act within this time period.

(g) A qualified physician must evaluate an existing qualified patient at least once every 30 weeks before issuing a new physician certification. A qualified physician who has issued a certification to the patient after conducting an in-person physical examination as defined in subparagraph (a)1. may conduct the evaluation through telehealth as defined in s. 456.47. A physician must:

1. Determine if the patient still meets the requirements to be issued a physician certification under paragraph (a).

2. Identify and document in the qualified patient's medical records whether the qualified patient experienced either of the following related to the medical use of marijuana:

a. An adverse drug interaction with any prescription or nonprescription medication; or

b. A reduction in the use of, or dependence on, other types of controlled substances as defined in s. 893.02.

3. Submit a report with the findings required pursuant to subparagraph 2. to the department. The department shall submit such reports to the Consortium for Medical Marijuana Clinical Outcomes Research established pursuant to s. 1004.4351.

(h) An active order for low-THC cannabis or medical cannabis issued pursuant to former s. 381.986, Florida Statutes 2016, and registered with the compassionate use registry before June 23, 2017, is deemed a physician certification, and all patients possessing such orders are deemed qualified patients until the department begins issuing medical marijuana use registry identification cards.

(i) The department shall monitor physician registration in the medical marijuana use registry and the issuance of physician certifications for practices that could facilitate unlawful diversion or misuse of marijuana or a marijuana delivery device and shall take disciplinary action as appropriate. The department may suspend the registration of a qualified physician in the medical marijuana use registry for a period of up to 2 years if the qualified physician:

1. Fails to comply with this section; or

2. Provides, advertises, or markets telehealth services before July 1, 2023.

(j) The Board of Medicine and the Board of Osteopathic Medicine shall jointly create a physician certification pattern review panel that shall review all physician certifications submitted to the medical marijuana use registry. The panel shall track and report the number of physician certifications and the qualifying medical conditions, dosage, supply amount, and form of marijuana certified. The panel shall report the data both by individual qualified physician and in the aggregate, by county, and statewide. The physician certification pattern review panel shall, beginning January 1, 2018, submit an annual report of its findings and recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives.

(k) The department, the Board of Medicine, and the Board of Osteopathic Medicine may adopt rules pursuant to ss. 120.536(1) and 120.54 to implement this subsection.

(5) MEDICAL MARIJUANA USE REGISTRY.—

(a) The department shall create and maintain a secure, electronic, and online medical marijuana use registry for physicians, patients, and caregivers as provided under this section. The medical marijuana use registry must be

accessible to law enforcement agencies, qualified physicians, and medical marijuana treatment centers to verify the authorization of a qualified patient or a caregiver to possess marijuana or a marijuana delivery device and record the marijuana or marijuana delivery device dispensed. The medical marijuana use registry must also be accessible to practitioners licensed to prescribe prescription drugs to ensure proper care for patients before medications that may interact with the medical use of marijuana are prescribed. The medical marijuana use registry must prevent an active registration of a qualified patient by multiple physicians.

(b) The department shall determine whether an individual is a resident of this state for the purpose of registration of qualified patients and caregivers in the medical marijuana use registry. To prove residency:

1. An adult resident must provide the department with a copy of his or her valid Florida driver license issued under s. 322.18 or a copy of a valid Florida identification card issued under s. 322.051.

2. An adult seasonal resident who cannot meet the requirements of subparagraph 1. may provide the department with a copy of two of the following that show proof of residential address:

a. A deed, mortgage, monthly mortgage statement, mortgage payment booklet or residential rental or lease agreement.

b. One proof of residential address from the seasonal resident's parent, step-parent, legal guardian or other person with whom the seasonal resident resides and a statement from the person with whom the seasonal resident resides stating that the seasonal resident does reside with him or her.

c. A utility hookup or work order dated within 60 days before registration in the medical use registry.

d. A utility bill, not more than 2 months old.

e. Mail from a financial institution, including checking, savings, or investment account statements, not more than 2 months old.

f. Mail from a federal, state, county, or municipal government agency, not more than 2 months old.

g. Any other documentation that provides proof of residential address as determined by department rule.

3. A minor must provide the department with a certified copy of a birth certificate or a current record of registration from a Florida K-12 school and must have a parent or legal guardian who meets the requirements of subparagraph 1.

For the purposes of this paragraph, the term "seasonal resident" means any person who temporarily resides in this state for a period of at least 31 consecutive days in each calendar year, maintains a temporary residence in this state, returns to the state or jurisdiction of his or her residence at least one time during each calendar year, and is registered to vote or pays income tax in another state or jurisdiction.

(c) The department may suspend or revoke the registration of a qualified patient or caregiver if the qualified patient or caregiver:

1. Provides misleading, incorrect, false, or fraudulent information to the department;

2. Obtains a supply of marijuana in an amount greater than the amount authorized by the physician certification;

3. Falsifies, alters, or otherwise modifies an identification card;

4. Fails to timely notify the department of any changes to his or her qualified patient status; or

5. Violates the requirements of this section or any rule adopted under this section.

(d) The department shall immediately suspend the registration of a qualified patient charged with a violation of chapter 893 until final disposition of the alleged offense. Based upon such final disposition, the department may extend the suspension, revoke the registration, or reinstate the registration. However, the department must revoke the registration of the qualified patient upon such final disposition if the qualified patient was convicted of, or pled guilty or nolo contendere to, regardless of adjudication, a violation of chapter 893 if such violation was for trafficking in; the sale, manufacture, or delivery of; or possession with intent to sell, manufacture, or deliver a controlled substance. If such person wishes to seek reinstatement of his or her registration as a qualified patient, the person may submit a new application accompanied by a notarized attestation by the applicant that he or she has completed all terms of incarceration, probation, community control, or supervision related to the offense. A

person who knowingly makes a false attestation under this paragraph commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(e) The department shall immediately suspend the registration of a caregiver charged with a violation of chapter 893 until final disposition of the alleged offense. The department must revoke the registration of the caregiver upon such final disposition if the caregiver was convicted of, or pled guilty or nolo contendere to, regardless of adjudication, a violation of chapter 893 if such violation was for trafficking in; the sale, manufacture, or delivery of; or possession with intent to sell, manufacture, or deliver a controlled substance. If such person wishes to seek reinstatement of his or her registration as a caregiver, the person may submit a new application accompanied by a notarized attestation by the applicant that he or she has completed all terms of incarceration, probation, community control, or supervision related to the offense. A person who knowingly makes a false attestation under this paragraph commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083. Additionally, the department must revoke a caregiver registration if the caregiver does not meet the requirements of subparagraph (6)(b)6.

(f) The department may revoke the registration of a qualified patient or caregiver who cultivates marijuana or who acquires, possesses, or delivers marijuana from any person or entity other than a medical marijuana treatment center.

(g) The department shall revoke the registration of a qualified patient, and the patient's associated caregiver, upon notification that the patient no longer meets the criteria of a qualified patient.

(h) The department may adopt rules pursuant to ss. 120.536(1) and 120.54 to implement this subsection.

(6) CAREGIVERS.—

(a) The department must register an individual as a caregiver on the medical marijuana use registry and issue a caregiver identification card if an individual designated by a qualified patient meets all of the requirements of this subsection and department rule.

(b) A caregiver must:

1. Not be a qualified physician and not be employed by or have an economic interest in a medical marijuana treatment center or a marijuana testing laboratory.

2. Be 21 years of age or older and a resident of this state.

3. Agree in writing to assist with the qualified patient's medical use of marijuana.

4. Be registered in the medical marijuana use registry as a caregiver for no more than one qualified patient, except as provided in this paragraph.

5. Successfully complete a caregiver certification course developed and administered by the department or its designee, which must be renewed biennially. The price of the course may not exceed $100.

6. Pass a background screening pursuant to subsection (9), unless the patient is a close relative of the caregiver.

(c) A qualified patient may designate no more than one caregiver to assist with the qualified patient's medical use of marijuana, unless:

1. The qualified patient is a minor and the designated caregivers are parents or legal guardians of the qualified patient;

2. The qualified patient is an adult who has an intellectual or developmental disability that prevents the patient from being able to protect or care for himself or herself without assistance or supervision and the designated caregivers are the parents or legal guardians of the qualified patient;

3. The qualified patient is admitted to a hospice program; or

4. The qualified patient is participating in a research program in a teaching nursing home pursuant to s. 1004.4351.

(d) A caregiver may be registered in the medical marijuana use registry as a designated caregiver for no more than one qualified patient, unless:

1. The caregiver is a parent or legal guardian of more than one minor who is a qualified patient;

2. The caregiver is a parent or legal guardian of more than one adult who is a qualified patient and who has an intellectual or developmental disability that prevents the patient from being able to protect or care for himself or

herself without assistance or supervision;

3. All qualified patients the caregiver has agreed to assist are admitted to a hospice program and have requested the assistance of that caregiver with the medical use of marijuana; the caregiver is an employee of the hospice; and the caregiver provides personal care or other services directly to clients of the hospice in the scope of that employment; or

4. All qualified patients the caregiver has agreed to assist are participating in a research program in a teaching nursing home pursuant to s. 1004.4351.

(e) A caregiver may not receive compensation, other than actual expenses incurred, for any services provided to the qualified patient.

(f) If a qualified patient is younger than 18 years of age, only a caregiver may purchase or administer marijuana for medical use by the qualified patient. The qualified patient may not purchase marijuana.

(g) A caregiver must be in immediate possession of his or her medical marijuana use registry identification card at all times when in possession of marijuana or a marijuana delivery device and must present his or her medical marijuana use registry identification card upon the request of a law enforcement officer.

(h) The department may adopt rules pursuant to ss. 120.536(1) and 120.54 to implement this subsection.

(7) IDENTIFICATION CARDS.—

(a) The department shall issue medical marijuana use registry identification cards for qualified patients and caregivers who are residents of this state, which must be renewed annually. The identification cards must be resistant to counterfeiting and tampering and must include, at a minimum, the following:

1. The name, address, and date of birth of the qualified patient or caregiver.

2. A full-face, passport-type, color photograph of the qualified patient or caregiver taken within the 90 days immediately preceding registration or the Florida driver license or Florida identification card photograph of the qualified patient or caregiver obtained directly from the Department of Highway Safety and Motor Vehicles.

3. Identification as a qualified patient or a caregiver.

4. The unique numeric identifier used for the qualified patient in the medical marijuana use registry.

5. For a caregiver, the name and unique numeric identifier of the caregiver and the qualified patient or patients that the caregiver is assisting.

6. The expiration date of the identification card.

(b) The department must receive written consent from a qualified patient's parent or legal guardian before it may issue an identification card to a qualified patient who is a minor.

(c) The department shall adopt rules pursuant to ss. 120.536(1) and 120.54 establishing procedures for the issuance, renewal, suspension, replacement, surrender, and revocation of medical marijuana use registry identification cards pursuant to this section and shall begin issuing qualified patient identification cards by October 3, 2017.

(d) Applications for identification cards must be submitted on a form prescribed by the department. The department may charge a reasonable fee associated with the issuance, replacement, and renewal of identification cards. The department shall allocate $10 of the identification card fee to the Division of Research at Florida Agricultural and Mechanical University for the purpose of educating minorities about marijuana for medical use and the impact of the unlawful use of marijuana on minority communities. The department shall contract with a third-party vendor to issue identification cards. The vendor selected by the department must have experience performing similar functions for other state agencies.

(e) A qualified patient or caregiver shall return his or her identification card to the department within 5 business days after revocation.

(8) MEDICAL MARIJUANA TREATMENT CENTERS.—

(a) The department shall license medical marijuana treatment centers to ensure reasonable statewide accessibility and availability as necessary for qualified patients registered in the medical marijuana use registry and who are issued a physician certification under this section.

1. As soon as practicable, but no later than July 3, 2017, the department shall license as a medical marijuana treatment center any entity that holds an active, unrestricted license to cultivate, process, transport, and dispens

low-THC cannabis, medical cannabis, and cannabis delivery devices, under former s. 381.986, Florida Statutes 2016, before July 1, 2017, and which meets the requirements of this section. In addition to the authority granted under this section, these entities are authorized to dispense low-THC cannabis, medical cannabis, and cannabis delivery devices ordered pursuant to former s. 381.986, Florida Statutes 2016, which were entered into the compassionate use registry before July 1, 2017, and are authorized to begin dispensing marijuana under this section on July 3, 2017. The department may grant variances from the representations made in such an entity's original application for approval under former s. 381.986, Florida Statutes 2014, pursuant to paragraph (e).

2. The department shall license as medical marijuana treatment centers 10 applicants that meet the requirements of this section, under the following parameters:

a. As soon as practicable, but no later than August 1, 2017, the department shall license any applicant whose application was reviewed, evaluated, and scored by the department and which was denied a dispensing organization license by the department under former s. 381.986, Florida Statutes 2014; which had one or more administrative or judicial challenges pending as of January 1, 2017, or had a final ranking within one point of the highest final ranking in its region under former s. 381.986, Florida Statutes 2014; which meets the requirements of this section; and which provides documentation to the department that it has the existing infrastructure and technical and technological ability to begin cultivating marijuana within 30 days after registration as a medical marijuana treatment center.

b. As soon as practicable, the department shall license one applicant that is a recognized class member of *Pigford v. Glickman*, 185 F.R.D. 82 (D.D.C. 1999), or *In Re Black Farmers Litig.*, 856 F. Supp. 2d 1 (D.D.C. 2011). An applicant licensed under this sub-subparagraph is exempt from the requirement of subparagraph (b)2. An applicant that applies for licensure under this sub-subparagraph, pays its initial application fee, is determined by the department through the application process to qualify as a recognized class member, and is not awarded a license under this sub-subparagraph may transfer its initial application fee to one subsequent opportunity to apply for licensure under subparagraph 4.

c. As soon as practicable, but no later than October 3, 2017, the department shall license applicants that meet the requirements of this section in sufficient numbers to result in 10 total licenses issued under this subparagraph, while accounting for the number of licenses issued under sub-subparagraphs a. and b.

3. For up to two of the licenses issued under subparagraph 2., the department shall give preference to applicants that demonstrate in their applications that they own one or more facilities that are, or were, used for the canning, concentrating, or otherwise processing of citrus fruit or citrus molasses and will use or convert the facility or facilities for the processing of marijuana.

4. Within 6 months after the registration of 100,000 active qualified patients in the medical marijuana use registry, the department shall license four additional medical marijuana treatment centers that meet the requirements of this section. Thereafter, the department shall license four medical marijuana treatment centers within 6 months after the registration of each additional 100,000 active qualified patients in the medical marijuana use registry that meet the requirements of this section.

2(b) An applicant for licensure as a medical marijuana treatment center must apply to the department on a form prescribed by the department and adopted in rule. The department shall adopt rules pursuant to ss. 120.536(1) and 120.54 establishing a procedure for the issuance and biennial renewal of licenses, including initial application and biennial renewal fees sufficient to cover the costs of implementing and administering this section, and establishing supplemental licensure fees for payment beginning May 1, 2018, sufficient to cover the costs of administering ss. 381.989 and 1004.4351. The department shall identify applicants with strong diversity plans reflecting this state's commitment to diversity and implement training programs and other educational programs to enable minority persons and minority business enterprises, as defined in s. 288.703, and veteran business enterprises, as defined in s. 295.187, to compete for medical marijuana treatment center licensure and contracts. Subject to the requirements in subparagraphs (a)2.-4., the department shall issue a license to an applicant if the applicant meets the requirements of this section and pays the initial application fee. The department shall renew the licensure of a medical marijuana treatment center biennially if the licensee meets the requirements of this section and pays the biennial renewal fee. However, the department may not renew the license of a medical

marijuana treatment center that has not begun to cultivate, process, and dispense marijuana by the date that the medical marijuana treatment center is required to renew its license. An individual may not be an applicant, owner, officer, board member, or manager on more than one application for licensure as a medical marijuana treatment center. An individual or entity may not be awarded more than one license as a medical marijuana treatment center. An applicant for licensure as a medical marijuana treatment center must demonstrate:

1. That, for the 5 consecutive years before submitting the application, the applicant has been registered to do business in this state.

2. Possession of a valid certificate of registration issued by the Department of Agriculture and Consumer Services pursuant to s. 581.131.

3. The technical and technological ability to cultivate and produce marijuana, including, but not limited to, low-THC cannabis.

4. The ability to secure the premises, resources, and personnel necessary to operate as a medical marijuana treatment center.

5. The ability to maintain accountability of all raw materials, finished products, and any byproducts to prevent diversion or unlawful access to or possession of these substances.

6. An infrastructure reasonably located to dispense marijuana to registered qualified patients statewide or regionally as determined by the department.

7. The financial ability to maintain operations for the duration of the 2-year approval cycle, including the provision of certified financial statements to the department.

a. Upon approval, the applicant must post a $5 million performance bond issued by an authorized surety insurance company rated in one of the three highest rating categories by a nationally recognized rating service. However, a medical marijuana treatment center serving at least 1,000 qualified patients is only required to maintain a $2 million performance bond.

b. In lieu of the performance bond required under sub-subparagraph a., the applicant may provide an irrevocable letter of credit payable to the department or provide cash to the department. If provided with cash under this sub-subparagraph, the department must deposit the cash in the Grants and Donations Trust Fund within the Department of Health, subject to the same conditions as the bond regarding requirements for the applicant to forfeit ownership of the funds. If the funds deposited under this sub-subparagraph generate interest, the amount of that interest must be used by the department for the administration of this section.

8. That all owners and managers have passed a background screening pursuant to subsection (9). As used in this subparagraph, the term:

a. “Manager” means any person with the authority to exercise or contribute to the operational control, direction, or management of an applicant or a medical marijuana treatment center or who has authority to supervise any employee of an applicant or a medical marijuana treatment center. The term includes an individual with the power or authority to direct or influence the direction or operation of an applicant or a medical marijuana treatment center through board membership, an agreement, or a contract.

b. “Owner” means any person who owns or controls a 5 percent or greater share of interests of the applicant or a medical marijuana treatment center which include beneficial or voting rights to interests. In the event that one person owns a beneficial right to interests and another person holds the voting rights with respect to such interests, then in such case, both are considered the owner of such interests.

9. The employment of a medical director to supervise the activities of the medical marijuana treatment center.

10. A diversity plan that promotes and ensures the involvement of minority persons and minority business enterprises, as defined in s. 288.703, or veteran business enterprises, as defined in s. 295.187, in ownership, management, and employment. An applicant for licensure renewal must show the effectiveness of the diversity plan by including the following with his or her application for renewal:

a. Representation of minority persons and veterans in the medical marijuana treatment center’s workforce;

b. Efforts to recruit minority persons and veterans for employment; and

c. A record of contracts for services with minority business enterprises and veteran business enterprises.

(c) A medical marijuana treatment center may not make a wholesale purchase of marijuana from, or a distribution of marijuana to, another medical marijuana treatment center, unless the medical marijuana treatment center seeking to make a wholesale purchase of marijuana submits proof of harvest failure to the department.

(d) The department shall establish, maintain, and control a computer software tracking system that traces marijuana from seed to sale and allows real-time, 24-hour access by the department to data from all medical marijuana treatment centers and marijuana testing laboratories. The tracking system must allow for integration of other seed-to-sale systems and, at a minimum, include notification of when marijuana seeds are planted, when marijuana plants are harvested and destroyed, and when marijuana is transported, sold, stolen, diverted, or lost. Each medical marijuana treatment center shall use the seed-to-sale tracking system established by the department or integrate its own seed-to-sale tracking system with the seed-to-sale tracking system established by the department. Each medical marijuana treatment center may use its own seed-to-sale system until the department establishes a seed-to-sale tracking system. The department may contract with a vendor to establish the seed-to-sale tracking system. The vendor selected by the department may not have a contractual relationship with the department to perform any services pursuant to this section other than the seed-to-sale tracking system. The vendor may not have a direct or indirect financial interest in a medical marijuana treatment center or a marijuana testing laboratory.

2(e) A licensed medical marijuana treatment center shall cultivate, process, transport, and dispense marijuana for medical use. A licensed medical marijuana treatment center may not contract for services directly related to the cultivation, processing, and dispensing of marijuana or marijuana delivery devices, except that a medical marijuana treatment center licensed pursuant to subparagraph (a)1. may contract with a single entity for the cultivation, processing, transporting, and dispensing of marijuana and marijuana delivery devices. A licensed medical marijuana treatment center shall, at all times, maintain compliance with the criteria demonstrated and representations made in the initial application and the criteria established in this subsection. Upon request, the department may grant a medical marijuana treatment center a variance from the representations made in the initial application. Consideration of such a request must be based upon the individual facts and circumstances surrounding the request. A variance may not be granted unless the requesting medical marijuana treatment center can demonstrate to the department that it has a proposed alternative to the specific representation made in its application which fulfills the same or a similar purpose as the specific representation in a way that the department can reasonably determine will not be a lower standard than the specific representation in the application. A variance may not be granted from the requirements in subparagraph 2. and subparagraphs (b)1. and 2.

1. A licensed medical marijuana treatment center may transfer ownership to an individual or entity who meets the requirements of this section. A publicly traded corporation or publicly traded company that meets the requirements of this section is not precluded from ownership of a medical marijuana treatment center. To accommodate a change in ownership:

a. The licensed medical marijuana treatment center shall notify the department in writing at least 60 days before the anticipated date of the change of ownership.

b. The individual or entity applying for initial licensure due to a change of ownership must submit an application that must be received by the department at least 60 days before the date of change of ownership.

c. Upon receipt of an application for a license, the department shall examine the application and, within 30 days after receipt, notify the applicant in writing of any apparent errors or omissions and request any additional information required.

d. Requested information omitted from an application for licensure must be filed with the department within 21 days after the department’s request for omitted information or the application will be deemed incomplete and withdrawn from further consideration and the fees forfeited.

e. Within 30 days after the receipt of a complete application, the department shall approve or deny the application.

2. A medical marijuana treatment center, and any individual or entity who directly or indirectly owns, controls, or holds with power to vote 5 percent or more of the voting shares of a medical marijuana treatment center, may

not acquire direct or indirect ownership or control of any voting shares or other form of ownership of any other medical marijuana treatment center.

3. A medical marijuana treatment center may not enter into any form of profit-sharing arrangement with the property owner or lessor of any of its facilities where cultivation, processing, storing, or dispensing of marijuana and marijuana delivery devices occurs.

4. All employees of a medical marijuana treatment center must be 21 years of age or older and have passed a background screening pursuant to subsection (9). As used in this subparagraph, the term “employee” means any person employed by a medical marijuana treatment center licensee in any capacity, including those whose duties involve any aspect of the cultivation, processing, transportation, or dispensing of marijuana. This requirement applies to all employees, regardless of the compensation received.

5. Each medical marijuana treatment center must adopt and enforce policies and procedures to ensure employees and volunteers receive training on the legal requirements to dispense marijuana to qualified patients.

6. When growing marijuana, a medical marijuana treatment center:

a. May use pesticides determined by the department, after consultation with the Department of Agriculture and Consumer Services, to be safely applied to plants intended for human consumption, but may not use pesticides designated as restricted-use pesticides pursuant to s. 487.042.

b. Must grow marijuana within an enclosed structure and in a room separate from any other plant.

c. Must inspect seeds and growing plants for plant pests that endanger or threaten the horticultural and agricultural interests of the state in accordance with chapter 581 and any rules adopted thereunder.

d. Must perform fumigation or treatment of plants, or remove and destroy infested or infected plants, in accordance with chapter 581 and any rules adopted thereunder.

7. Each medical marijuana treatment center must produce and make available for purchase at least one low-THC cannabis product.

8. A medical marijuana treatment center that produces edibles must hold a permit to operate as a food establishment pursuant to chapter 500, the Florida Food Safety Act, and must comply with all the requirements for food establishments pursuant to chapter 500 and any rules adopted thereunder. Edibles may not contain more than 200 milligrams of tetrahydrocannabinol, and a single serving portion of an edible may not exceed 10 milligrams of tetrahydrocannabinol. Edibles may not have a potency variance greater than 15 percent. Marijuana products, including edibles, may not be attractive to children; be manufactured in the shape of humans, cartoons, or animals; be manufactured in a form that bears any reasonable resemblance to products available for consumption as commercially available candy; or contain any color additives. To discourage consumption of edibles by children, the department shall determine by rule any shapes, forms, and ingredients allowed and prohibited for edibles. Medical marijuana treatment centers may not begin processing or dispensing edibles until after the effective date of the rule. The department shall also adopt sanitation rules providing the standards and requirements for the storage, display, or dispensing of edibles.

9. Within 12 months after licensure, a medical marijuana treatment center must demonstrate to the department that all of its processing facilities have passed a Food Safety Good Manufacturing Practices, such as Global Food Safety Initiative or equivalent, inspection by a nationally accredited certifying body. A medical marijuana treatment center must immediately stop processing at any facility which fails to pass this inspection until it demonstrates to the department that such facility has met this requirement.

10. A medical marijuana treatment center that produces prerolled marijuana cigarettes may not use wrapping paper made with tobacco or hemp.

11. When processing marijuana, a medical marijuana treatment center must:

a. Process the marijuana within an enclosed structure and in a room separate from other plants or products.

b. Comply with department rules when processing marijuana with hydrocarbon solvents or other solvents or gases exhibiting potential toxicity to humans. The department shall determine by rule the requirements for medical marijuana treatment centers to use such solvents or gases exhibiting potential toxicity to humans.

c. Comply with federal and state laws and regulations and department rules for solid and liquid wastes. The department shall determine by rule procedures for the storage, handling, transportation, management, and

disposal of solid and liquid waste generated during marijuana production and processing. The Department of Environmental Protection shall assist the department in developing such rules.

d. Test the processed marijuana using a medical marijuana testing laboratory before it is dispensed. Results must be verified and signed by two medical marijuana treatment center employees. Before dispensing, the medical marijuana treatment center must determine that the test results indicate that low-THC cannabis meets the definition of low-THC cannabis, the concentration of tetrahydrocannabinol meets the potency requirements of this section, the labeling of the concentration of tetrahydrocannabinol and cannabidiol is accurate, and all marijuana is safe for human consumption and free from contaminants that are unsafe for human consumption. The department shall determine by rule which contaminants must be tested for and the maximum levels of each contaminant which are safe for human consumption. The Department of Agriculture and Consumer Services shall assist the department in developing the testing requirements for contaminants that are unsafe for human consumption in edibles. The department shall also determine by rule the procedures for the treatment of marijuana that fails to meet the testing requirements of this section, s. 381.988, or department rule. The department may select samples of marijuana from a medical marijuana treatment center facility which shall be tested by the department to determine whether the marijuana meets the potency requirements of this section, is safe for human consumption, and is accurately labeled with the tetrahydrocannabinol and cannabidiol concentration or to verify the result of marijuana testing conducted by a marijuana testing laboratory. The department may also select samples of marijuana delivery devices from a medical marijuana treatment center to determine whether the marijuana delivery device is safe for use by qualified patients. A medical marijuana treatment center may not require payment from the department for the sample. A medical marijuana treatment center must recall marijuana, including all marijuana and marijuana products made from the same batch of marijuana, that fails to meet the potency requirements of this section, that is unsafe for human consumption, or for which the labeling of the tetrahydrocannabinol and cannabidiol concentration is inaccurate. The department shall adopt rules to establish marijuana potency variations of no greater than 15 percent using negotiated rulemaking pursuant to s. 120.54(2)(d) which accounts for, but is not limited to, time lapses between testing, testing methods, testing instruments, and types of marijuana sampled for testing. The department may not issue any recalls for product potency as it relates to product labeling before issuing a rule relating to potency variation standards. A medical marijuana treatment center must also recall all marijuana delivery devices determined to be unsafe for use by qualified patients. The medical marijuana treatment center must retain records of all testing and samples of each homogeneous batch of marijuana for at least 9 months. The medical marijuana treatment center must contract with a marijuana testing laboratory to perform audits on the medical marijuana treatment center's standard operating procedures, testing records, and samples and provide the results to the department to confirm that the marijuana or low-THC cannabis meets the requirements of this section and that the marijuana or low-THC cannabis is safe for human consumption. A medical marijuana treatment center shall reserve two processed samples from each batch and retain such samples for at least 9 months for the purpose of such audits. A medical marijuana treatment center may use a laboratory that has not been certified by the department under s. 381.988 until such time as at least one laboratory holds the required certification, but in no event later than July 1, 2018.

e. Package the marijuana in compliance with the United States Poison Prevention Packaging Act of 1970, 15 U.S.C. ss. 1471 et seq.

f. Package the marijuana in a receptacle that has a firmly affixed and legible label stating the following information:

(I) The marijuana or low-THC cannabis meets the requirements of sub-subparagraph d.

(II) The name of the medical marijuana treatment center from which the marijuana originates.

(III) The batch number and harvest number from which the marijuana originates and the date dispensed.

(IV) The name of the physician who issued the physician certification.

(V) The name of the patient.

(VI) The product name, if applicable, and dosage form, including concentration of tetrahydrocannabinol and cannabidiol. The product name may not contain wording commonly associated with products that are attractive to children or which promote the recreational use of marijuana.

(VII) The recommended dose.

(VIII) A warning that it is illegal to transfer medical marijuana to another person.

(IX) A marijuana universal symbol developed by the department.

12. The medical marijuana treatment center shall include in each package a patient package insert with information on the specific product dispensed related to:

a. Clinical pharmacology.

b. Indications and use.

c. Dosage and administration.

d. Dosage forms and strengths.

e. Contraindications.

f. Warnings and precautions.

g. Adverse reactions.

13. In addition to the packaging and labeling requirements specified in subparagraphs 11. and 12., marijuana in a form for smoking must be packaged in a sealed receptacle with a legible and prominent warning to keep away from children and a warning that states marijuana smoke contains carcinogens and may negatively affect health. Such receptacles for marijuana in a form for smoking must be plain, opaque, and white without depictions of the product or images other than the medical marijuana treatment center's department-approved logo and the marijuana universal symbol.

14. The department shall adopt rules to regulate the types, appearance, and labeling of marijuana delivery devices dispensed from a medical marijuana treatment center. The rules must require marijuana delivery devices to have an appearance consistent with medical use.

15. Each edible must be individually sealed in plain, opaque wrapping marked only with the marijuana universal symbol. Where practical, each edible must be marked with the marijuana universal symbol. In addition to the packaging and labeling requirements in subparagraphs 11. and 12., edible receptacles must be plain, opaque, and white without depictions of the product or images other than the medical marijuana treatment center's department-approved logo and the marijuana universal symbol. The receptacle must also include a list of all the edible's ingredients, storage instructions, an expiration date, a legible and prominent warning to keep away from children and pets, and a warning that the edible has not been produced or inspected pursuant to federal food safety laws.

16. When dispensing marijuana or a marijuana delivery device, a medical marijuana treatment center:

a. May dispense any active, valid order for low-THC cannabis, medical cannabis and cannabis delivery devices issued pursuant to former s. 381.986, Florida Statutes 2016, which was entered into the medical marijuana use registry before July 1, 2017.

b. May not dispense more than a 70-day supply of marijuana within any 70-day period to a qualified patient or caregiver. May not dispense more than one 35-day supply of marijuana in a form for smoking within any 35-day period to a qualified patient or caregiver. A 35-day supply of marijuana in a form for smoking may not exceed 2.5 ounces unless an exception to this amount is approved by the department pursuant to paragraph (4)(f).

c. Must have the medical marijuana treatment center's employee who dispenses the marijuana or a marijuana delivery device enter into the medical marijuana use registry his or her name or unique employee identifier.

d. Must verify that the qualified patient and the caregiver, if applicable, each have an active registration in the medical marijuana use registry and an active and valid medical marijuana use registry identification card, the amount and type of marijuana dispensed matches the physician certification in the medical marijuana use registry for that qualified patient, and the physician certification has not already been filled.

e. May not dispense marijuana to a qualified patient who is younger than 18 years of age. If the qualified patient is younger than 18 years of age, marijuana may only be dispensed to the qualified patient's caregiver.

f. May not dispense or sell any other type of cannabis, alcohol, or illicit drug-related product, including pipes or wrapping papers made with tobacco or hemp, other than a marijuana delivery device required for the medical use of marijuana and which is specified in a physician certification.

g. Must, upon dispensing the marijuana or marijuana delivery device, record in the registry the date, time, quantity, and form of marijuana dispensed; the type of marijuana delivery device dispensed; and the name and medical marijuana use registry identification number of the qualified patient or caregiver to whom the marijuana delivery device was dispensed.

h. Must ensure that patient records are not visible to anyone other than the qualified patient, his or her caregiver, and authorized medical marijuana treatment center employees.

2. (f) To ensure the safety and security of premises where the cultivation, processing, storing, or dispensing of marijuana occurs, and to maintain adequate controls against the diversion, theft, and loss of marijuana or marijuana delivery devices, a medical marijuana treatment center shall:

1.a. Maintain a fully operational security alarm system that secures all entry points and perimeter windows and is equipped with motion detectors; pressure switches; and duress, panic, and hold-up alarms; and

b. Maintain a video surveillance system that records continuously 24 hours a day and meets the following criteria:

(I) Cameras are fixed in a place that allows for the clear identification of persons and activities in controlled areas of the premises. Controlled areas include grow rooms, processing rooms, storage rooms, disposal rooms or areas, and point-of-sale rooms.

(II) Cameras are fixed in entrances and exits to the premises, which must record from both indoor and outdoor, or ingress and egress, vantage points.

(III) Recorded images must clearly and accurately display the time and date.

(IV) Retain video surveillance recordings for at least 45 days or longer upon the request of a law enforcement agency.

2. Ensure that the medical marijuana treatment center's outdoor premises have sufficient lighting from dusk until dawn.

3. Ensure that the indoor premises where dispensing occurs includes a waiting area with sufficient space and seating to accommodate qualified patients and caregivers and at least one private consultation area that is isolated from the waiting area and area where dispensing occurs. A medical marijuana treatment center may not display products or dispense marijuana or marijuana delivery devices in the waiting area.

4. Not dispense from its premises marijuana or a marijuana delivery device between the hours of 9 p.m. and 7 a.m., but may perform all other operations and deliver marijuana to qualified patients 24 hours a day.

5. Store marijuana in a secured, locked room or a vault.

6. Require at least two of its employees, or two employees of a security agency with whom it contracts, to be on the premises at all times where cultivation, processing, or storing of marijuana occurs.

7. Require each employee or contractor to wear a photo identification badge at all times while on the premises.

8. Require each visitor to wear a visitor pass at all times while on the premises.

9. Implement an alcohol and drug-free workplace policy.

10. Report to local law enforcement and notify the department through e-mail within 24 hours after the medical marijuana treatment center is notified or becomes aware of any actual or attempted theft, diversion, or loss of marijuana.

(g) To ensure the safe transport of marijuana and marijuana delivery devices to medical marijuana treatment centers, marijuana testing laboratories, or qualified patients, a medical marijuana treatment center must:

1. Maintain a marijuana transportation manifest in any vehicle transporting marijuana. The marijuana transportation manifest must be generated from a medical marijuana treatment center's seed-to-sale tracking system and include the:

a. Departure date and approximate time of departure.

b. Name, location address, and license number of the originating medical marijuana treatment center.

c. Name and address of the recipient of the delivery.

d. Quantity and form of any marijuana or marijuana delivery device being transported.

e. Arrival date and estimated time of arrival.

f. Delivery vehicle make and model and license plate number.

g. Name and signature of the medical marijuana treatment center employees delivering the product.

(I) A copy of the marijuana transportation manifest must be provided to each individual, medical marijuana treatment center, or marijuana testing laboratory that receives a delivery. The individual, or a representative of the center or laboratory, must sign a copy of the marijuana transportation manifest acknowledging receipt.

(II) An individual transporting marijuana or a marijuana delivery device must present a copy of the relevant marijuana transportation manifest and his or her employee identification card to a law enforcement officer upon request.

(III) Medical marijuana treatment centers and marijuana testing laboratories must retain copies of all marijuana transportation manifests for at least 3 years.

2. Ensure only vehicles in good working order are used to transport marijuana.

3. Lock marijuana and marijuana delivery devices in a separate compartment or container within the vehicle.

4. Require employees to have possession of their employee identification card at all times when transporting marijuana or marijuana delivery devices.

5. Require at least two persons to be in a vehicle transporting marijuana or marijuana delivery devices, and require at least one person to remain in the vehicle while the marijuana or marijuana delivery device is being delivered.

6. Provide specific safety and security training to employees transporting or delivering marijuana and marijuana delivery devices.

(h) A medical marijuana treatment center may not engage in advertising that is visible to members of the public from any street, sidewalk, park, or other public place, except:

1. The dispensing location of a medical marijuana treatment center may have a sign that is affixed to the outside or hanging in the window of the premises which identifies the dispensary by the licensee's business name, a department-approved trade name, or a department-approved logo. A medical marijuana treatment center's trade name and logo may not contain wording or images that are attractive to children or which promote recreational use of marijuana.

2. A medical marijuana treatment center may engage in Internet advertising and marketing under the following conditions:

a. All advertisements must be approved by the department.

b. An advertisement may not have any content that is attractive to children or which promotes the recreational use of marijuana.

c. An advertisement may not be an unsolicited pop-up advertisement.

d. Opt-in marketing must include an easy and permanent opt-out feature.

(i) Each medical marijuana treatment center that dispenses marijuana and marijuana delivery devices shall make available to the public on its website:

1. Each marijuana and low-THC product available for purchase, including the form, strain of marijuana from which it was extracted, cannabidiol content, tetrahydrocannabinol content, dose unit, total number of doses available, and the ratio of cannabidiol to tetrahydrocannabinol for each product.

2. The price for a 30-day, 50-day, and 70-day supply at a standard dose for each marijuana and low-THC product available for purchase.

3. The price for each marijuana delivery device available for purchase.

4. If applicable, any discount policies and eligibility criteria for such discounts.

(j) Medical marijuana treatment centers are the sole source from which a qualified patient may legally obtain marijuana.

(k) The department may adopt rules pursuant to ss. 120.536(1) and 120.54 to implement this subsection.

(9) BACKGROUND SCREENING.—An individual required to undergo a background screening pursuant to this section must pass a level 2 background screening as provided under chapter 435, which, in addition to the disqualifying offenses provided in s. 435.04, shall exclude an individual who has an arrest awaiting final disposition for, has been found guilty of, regardless of adjudication, or has entered a plea of nolo contendere or guilty to an

offense under chapter 837, chapter 895, or chapter 896 or similar law of another jurisdiction. Exemptions from disqualification as provided under s. 435.07 do not apply to this subsection.

(a) Such individual must submit a full set of fingerprints to the department or to a vendor, entity, or agency authorized by s. 943.053(13). The department, vendor, entity, or agency shall forward the fingerprints to the Department of Law Enforcement for state processing, and the Department of Law Enforcement shall forward the fingerprints to the Federal Bureau of Investigation for national processing.

(b) Fees for state and federal fingerprint processing and retention shall be borne by the medical marijuana treatment center or caregiver, as applicable. The state cost for fingerprint processing shall be as provided in s. 943.053(3)(e) for records provided to persons or entities other than those specified as exceptions therein.

(c) Fingerprints submitted to the Department of Law Enforcement pursuant to this subsection shall be retained by the Department of Law Enforcement as provided in s. 943.05(2)(g) and (h) and, when the Department of Law Enforcement begins participation in the program, enrolled in the Federal Bureau of Investigation's national retained print arrest notification program. Any arrest record identified shall be reported to the department.

(10) MEDICAL MARIJUANA TREATMENT CENTER INSPECTIONS; ADMINISTRATIVE ACTIONS.—

(a) The department shall conduct announced or unannounced inspections of medical marijuana treatment centers to determine compliance with this section or rules adopted pursuant to this section.

(b) The department shall inspect a medical marijuana treatment center upon receiving a complaint or notice that the medical marijuana treatment center has dispensed marijuana containing mold, bacteria, or other contaminant that may cause or has caused an adverse effect to human health or the environment.

(c) The department shall conduct at least a biennial inspection of each medical marijuana treatment center to evaluate the medical marijuana treatment center's records, personnel, equipment, processes, security measures, sanitation practices, and quality assurance practices.

(d) The Department of Agriculture and Consumer Services and the department shall enter into an interagency agreement to ensure cooperation and coordination in the performance of their obligations under this section and their respective regulatory and authorizing laws. The department, the Department of Highway Safety and Motor Vehicles, and the Department of Law Enforcement may enter into interagency agreements for the purposes specified in this subsection or subsection (7).

(e) The department shall publish a list of all approved medical marijuana treatment centers, medical directors, and qualified physicians on its website.

(f) The department may impose reasonable fines not to exceed $10,000 on a medical marijuana treatment center for any of the following violations:

1. Violating this section or department rule.
2. Failing to maintain qualifications for approval.
3. Endangering the health, safety, or security of a qualified patient.
4. Improperly disclosing personal and confidential information of the qualified patient.
5. Attempting to procure medical marijuana treatment center approval by bribery, fraudulent misrepresentation, or extortion.
6. Being convicted or found guilty of, or entering a plea of guilty or nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the business of a medical marijuana treatment center.
7. Making or filing a report or record that the medical marijuana treatment center knows to be false.
8. Willfully failing to maintain a record required by this section or department rule.
9. Willfully impeding or obstructing an employee or agent of the department in the furtherance of his or her official duties.
10. Engaging in fraud or deceit, negligence, incompetence, or misconduct in the business practices of a medical marijuana treatment center.
11. Making misleading, deceptive, or fraudulent representations in or related to the business practices of a medical marijuana treatment center.

12. Having a license or the authority to engage in any regulated profession, occupation, or business that is related to the business practices of a medical marijuana treatment center suspended, revoked, or otherwise acted against by the licensing authority of any jurisdiction, including its agencies or subdivisions, for a violation that would constitute a violation under Florida law.

13. Violating a lawful order of the department or an agency of the state, or failing to comply with a lawfully issued subpoena of the department or an agency of the state.

(g) The department may suspend, revoke, or refuse to renew a medical marijuana treatment center license if the medical marijuana treatment center commits any of the violations in paragraph (f).

(h) The department may adopt rules pursuant to ss. 120.536(1) and 120.54 to implement this subsection.

(11) PREEMPTION.—Regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers is preempted to the state except as provided in this subsection.

(a) A medical marijuana treatment center cultivating or processing facility may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school.

(b)1. A county or municipality may, by ordinance, ban medical marijuana treatment center dispensing facilities from being located within the boundaries of that county or municipality. A county or municipality that does not ban dispensing facilities under this subparagraph may not place specific limits, by ordinance, on the number of dispensing facilities that may locate within that county or municipality.

2. A municipality may determine by ordinance the criteria for the location of, and other permitting requirements that do not conflict with state law or department rule for, medical marijuana treatment center dispensing facilities located within the boundaries of that municipality. A county may determine by ordinance the criteria for the location of, and other permitting requirements that do not conflict with state law or department rule for, all such dispensing facilities located within the unincorporated areas of that county. Except as provided in paragraph (c), a county or municipality may not enact ordinances for permitting or for determining the location of dispensing facilities which are more restrictive than its ordinances permitting or determining the locations for pharmacies licensed under chapter 465. A municipality or county may not charge a medical marijuana treatment center a license or permit fee in an amount greater than the fee charged by such municipality or county to pharmacies. A dispensing facility location approved by a municipality or county pursuant to former s. 381.986(8)(b), Florida Statutes 2016, is not subject to the location requirements of this subsection.

(c) A medical marijuana treatment center dispensing facility may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school unless the county or municipality approves the location through a formal proceeding open to the public at which the county or municipality determines that the location promotes the public health, safety, and general welfare of the community.

(d) This subsection does not prohibit any local jurisdiction from ensuring medical marijuana treatment center facilities comply with the Florida Building Code, the Florida Fire Prevention Code, or any local amendments to the Florida Building Code or the Florida Fire Prevention Code.

(12) PENALTIES.—

(a) A qualified physician commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083, if the qualified physician issues a physician certification for the medical use of marijuana for a patient without a reasonable belief that the patient is suffering from a qualifying medical condition.

(b) A person who fraudulently represents that he or she has a qualifying medical condition to a qualified physician for the purpose of being issued a physician certification commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(c) A qualified patient who uses marijuana, not including low-THC cannabis, or a caregiver who administers marijuana, not including low-THC cannabis, in plain view of or in a place open to the general public; in a school bus, a vehicle, an aircraft, or a boat; or on the grounds of a school except as provided in s. 1006.062, commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(d) A qualified patient or caregiver who cultivates marijuana or who purchases or acquires marijuana from any person or entity other than a medical marijuana treatment center violates s. 893.13 and is subject to the penalties

provided therein.

(e)1. A qualified patient or caregiver in possession of marijuana or a marijuana delivery device who fails or refuses to present his or her marijuana use registry identification card upon the request of a law enforcement officer commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, unless it can be determined through the medical marijuana use registry that the person is authorized to be in possession of that marijuana or marijuana delivery device.

2. A person charged with a violation of this paragraph may not be convicted if, before or at the time of his or her court or hearing appearance, the person produces in court or to the clerk of the court in which the charge is pending a medical marijuana use registry identification card issued to him or her which is valid at the time of his or her arrest. The clerk of the court is authorized to dismiss such case at any time before the defendant's appearance in court. The clerk of the court may assess a fee of $5 for dismissing the case under this paragraph.

(f) A caregiver who violates any of the applicable provisions of this section or applicable department rules, for the first offense, commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 and, for a second or subsequent offense, commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(g) A qualified physician who issues a physician certification for marijuana or a marijuana delivery device and receives compensation from a medical marijuana treatment center related to the issuance of a physician certification for marijuana or a marijuana delivery device is subject to disciplinary action under the applicable practice act and s. 456.072(1)(n).

(h) A person transporting marijuana or marijuana delivery devices on behalf of a medical marijuana treatment center or marijuana testing laboratory who fails or refuses to present a transportation manifest upon the request of a law enforcement officer commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(i) Persons and entities conducting activities authorized and governed by this section and s. 381.988 are subject to ss. 456.053, 456.054, and 817.505, as applicable.

(j) A person or entity that cultivates, processes, distributes, sells, or dispenses marijuana, as defined in s. 29(b)(4), Art. X of the State Constitution, and is not licensed as a medical marijuana treatment center violates s. 893.13 and is subject to the penalties provided therein.

(k) A person who manufactures, distributes, sells, gives, or possesses with the intent to manufacture, distribute, sell, or give marijuana or a marijuana delivery device that he or she holds out to have originated from a licensed medical marijuana treatment center but that is counterfeit commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084. For the purposes of this paragraph, the term "counterfeit" means marijuana; a marijuana delivery device; or a marijuana or marijuana delivery device container, seal, or label which, without authorization, bears the trademark, trade name, or other identifying mark, imprint, or device, or any likeness thereof, of a licensed medical marijuana treatment center and which thereby falsely purports or is represented to be the product of, or to have been distributed by, that licensed medical marijuana treatment facility.

(l) Any person who possesses or manufactures a blank, forged, stolen, fictitious, fraudulent, counterfeit, or otherwise unlawfully issued medical marijuana use registry identification card commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(13) UNLICENSED ACTIVITY.—

(a) If the department has probable cause to believe that a person or entity that is not registered or licensed with the department has violated this section, s. 381.988, or any rule adopted pursuant to this section, the department may issue and deliver to such person or entity a notice to cease and desist from such violation. The department also may issue and deliver a notice to cease and desist to any person or entity who aids and abets such unlicensed activity. The issuance of a notice to cease and desist does not constitute agency action for which a hearing under s. 120.569 or s. 120.57 may be sought. For the purpose of enforcing a cease and desist order, the department may file a proceeding in the name of the state seeking issuance of an injunction or a writ of mandamus against any person or entity who violates any provisions of such order.

(b) In addition to the remedies under paragraph (a), the department may impose by citation an administrat penalty not to exceed $5,000 per incident. The citation shall be issued to the subject and must contain the subject's name and any other information the department determines to be necessary to identify the subject, a brief factual statement, the sections of the law allegedly violated, and the penalty imposed. If the subject does not dispute the matter in the citation with the department within 30 days after the citation is served, the citation shall become a final order of the department. The department may adopt rules pursuant to ss. 120.536(1) and 120.54 to implement this section. Each day that the unlicensed activity continues after issuance of a notice to cease and desist constitutes a separate violation. The department shall be entitled to recover the costs of investigation and prosecution in addition to the fine levied pursuant to the citation. Service of a citation may be made by personal service or by mail to the subject at the subject's last known address or place of practice. If the department is required to seek enforcement of the cease and desist or agency order, it shall be entitled to collect attorney fees and costs.

(c) In addition to or in lieu of any other administrative remedy, the department may seek the imposition of a civil penalty through the circuit court for any violation for which the department may issue a notice to cease and desist. The civil penalty shall be no less than $5,000 and no more than $10,000 for each offense. The court may also award to the prevailing party court costs and reasonable attorney fees and, in the event the department prevails, may also award reasonable costs of investigation and prosecution.

(d) In addition to the other remedies provided in this section, the department or any state attorney may bring an action for an injunction to restrain any unlicensed activity or to enjoin the future operation or maintenance of the unlicensed activity or the performance of any service in violation of this section.

(e) The department must notify local law enforcement of such unlicensed activity for a determination of any criminal violation of chapter 893.

(14) EXCEPTIONS TO OTHER LAWS.—

(a) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section, a qualified patient and the qualified patient's caregiver may purchase from a medical marijuana treatment center for the patient's medical use a marijuana delivery device and up to the amount of marijuana authorized in the physician certification, but may not possess more than a 70-day supply of marijuana, or the greater of 4 ounces of marijuana in a form for smoking or an amount of marijuana in a form for smoking approved by the department pursuant to paragraph (4)(f), at any given time and all marijuana purchased must remain in its original packaging.

(b) Notwithstanding paragraph (a), s. 893.13, s. 893.135, s. 893.147, or any other provision of law, a qualified patient and the qualified patient's caregiver may purchase and possess a marijuana delivery device intended for the medical use of marijuana by smoking from a vendor other than a medical marijuana treatment center.

(c) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section, an approved medical marijuana treatment center and its owners, managers, and employees may manufacture, possess, sell, deliver, distribute, dispense, and lawfully dispose of marijuana or a marijuana delivery device as provided in this section, s. 381.988, and by department rule. For the purposes of this subsection, the terms "manufacture," "possession," "deliver," "distribute," and "dispense" have the same meanings as provided in s. 893.02.

(d) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section, a certified marijuana testing laboratory, including an employee of a certified marijuana testing laboratory acting within the scope of his or her employment, may acquire, possess, test, transport, and lawfully dispose of marijuana as provided in this section, in s. 381.988, and by department rule.

(e) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other law, but subject to the requirements of this section, the department, including an employee of the department acting within the scope of his or her employment, may acquire, possess, test, transport, and lawfully dispose of marijuana and marijuana delivery devices as provided in this section, in s. 381.988, and by department rule.

(f) A licensed medical marijuana treatment center and its owners, managers, and employees are not subject to licensure or regulation under chapter 465 or chapter 499 for manufacturing, possessing, selling, delivering,

distributing, dispensing, or lawfully disposing of marijuana or a marijuana delivery device, as provided in this section, in s. 381.988, and by department rule.

(g) This subsection does not exempt a person from prosecution for a criminal offense related to impairment or intoxication resulting from the medical use of marijuana or relieve a person from any requirement under law to submit to a breath, blood, urine, or other test to detect the presence of a controlled substance.

(h) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section and pursuant to policies and procedures established pursuant to s. 1006.062(8), school personnel may possess marijuana that is obtained for medical use pursuant to this section by a student who is a qualified patient.

(i) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section, a research institute established by a public postsecondary educational institution, such as the H. Lee Moffitt Cancer Center and Research Institute, Inc., established under s. 1004.43, or a state university that has achieved the preeminent state research university designation under s. 1001.7065 may possess, test, transport, and lawfully dispose of marijuana for research purposes as provided by this section.

(15) APPLICABILITY.—

(a) This section does not limit the ability of an employer to establish, continue, or enforce a drug-free workplace program or policy.

(b) This section does not require an employer to accommodate the medical use of marijuana in any workplace or any employee working while under the influence of marijuana.

(c) This section does not create a cause of action against an employer for wrongful discharge or discrimination.

(d) This section does not impair the ability of any party to restrict or limit smoking or vaping marijuana on his or her private property.

(e) This section does not prohibit the medical use of marijuana or a caregiver assisting with the medical use of marijuana in a nursing home facility licensed under part II of chapter 400, a hospice facility licensed under part IV of chapter 400, or an assisted living facility licensed under part I of chapter 429, if the medical use of marijuana is not prohibited in the facility's policies.

(f) Marijuana, as defined in this section, is not reimbursable under chapter 440.

(16) FINES AND FEES.—Fines and fees collected by the department under this section shall be deposited in the Grants and Donations Trust Fund within the Department of Health.

[3](17) Rules adopted pursuant to this section before July 1, 2026, are not subject to ss. 120.54(3)(b) and 120.541. This subsection expires July 1, 2026.

History.—s. 2, ch. 2014-157; s. 1, ch. 2016-123; s. 24, ch. 2016-145; ss. 1, 3, 18, ch. 2017-232; s. 29, ch. 2018-10; s. 43, ch. 2018-110; s. 1, ch. 2018-142; s. 1, ch. 2019-1; s. 39, ch. 2019-116; s. 85, ch. 2020-2; s. 31, ch. 2020-114; s. 13, ch. 2021-37; s. 7, ch. 2021-52; ss. 3, 4, ch. 2022-71; s. 17, ch. 2022-157; s. 2, ch. 2023-71; s. 10, ch. 2023-240; s. 1, ch. 2023-292; s. 32, ch. 2024-2; s. 9, ch. 2024-228; s. 4, ch. 2025-114; s. 14, ch. 2025-199; s. 4, ch. 2025-204.

[1]**Note.**—

A. Section 1, ch. 2017-232, provides that "[i]t is the intent of the Legislature to implement s. 29, Article X of the State Constitution by creating a unified regulatory structure. If s. 29, Article X of the State Constitution is amended or a constitutional amendment related to cannabis or marijuana is adopted, this act shall expire 6 months after the effective date of such amendment." If such amendment or adoption takes place, s. 381.986, as amended by s. 1, ch. 2017-232, will read:

381.986 Compassionate use of low-THC and medical cannabis.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Cannabis delivery device" means an object used, intended for use, or designed for use in preparing, storing, ingesting, inhaling, or otherwise introducing low-THC cannabis or medical cannabis into the human body.

(b) "Dispensing organization" means an organization approved by the department to cultivate, process, transport, and dispense low-THC cannabis or medical cannabis pursuant to this section.

(c) "Independent testing laboratory" means a laboratory, including the managers, employees, or contractors of the laboratory, which has no direct or indirect interest in a dispensing organization.

(d) "Legal representative" means the qualified patient's parent, legal guardian acting pursuant to a court's authorization as required under s. 744.3215(4), health care surrogate acting pursuant to the qualified patient's written consent or a court's authorization as required under s. 765.113, or an individual who is authorized under a power of attorney to make health care decisions on behalf of the qualified patient.

(e) "Low-THC cannabis" means a plant of the genus *Cannabis*, the dried flowers of which contain 0.8 percent or le tetrahydrocannabinol and more than 10 percent of cannabidiol weight for weight; the seeds thereof; the resin extracted from any p such plant; or any compound, manufacture, salt, derivative, mixture, or preparation of such plant or its seeds or resin that is dispensed only from a dispensing organization.

(f) "Medical cannabis" means all parts of any plant of the genus *Cannabis*, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant or its seeds or resin that is dispensed only from a dispensing organization for medical use by an eligible patient as defined in s. 499.0295.

(g) "Medical use" means administration of the ordered amount of low-THC cannabis or medical cannabis. The term does not include the:

1. Possession, use, or administration of low-THC cannabis or medical cannabis by smoking.

2. Transfer of low-THC cannabis or medical cannabis to a person other than the qualified patient for whom it was ordered or the qualified patient's legal representative on behalf of the qualified patient.

3. Use or administration of low-THC cannabis or medical cannabis:

a. On any form of public transportation.

b. In any public place.

c. In a qualified patient's place of employment, if restricted by his or her employer.

d. In a state correctional institution as defined in s. 944.02 or a correctional institution as defined in s. 944.241.

e. On the grounds of a preschool, primary school, or secondary school.

f. On a school bus or in a vehicle, aircraft, or motorboat.

(h) "Qualified patient" means a resident of this state who has been added to the compassionate use registry by a physician licensed under chapter 458 or chapter 459 to receive low-THC cannabis or medical cannabis from a dispensing organization.

(i) "Smoking" means burning or igniting a substance and inhaling the smoke. Smoking does not include the use of a vaporizer.

(2) PHYSICIAN ORDERING.—A physician is authorized to order low-THC cannabis to treat a qualified patient suffering from cancer or a physical medical condition that chronically produces symptoms of seizures or severe and persistent muscle spasms; order low-THC cannabis to alleviate symptoms of such disease, disorder, or condition, if no other satisfactory alternative treatment options exist for the qualified patient; order medical cannabis to treat an eligible patient as defined in s. 499.0295; or order a cannabis delivery device for the medical use of low-THC cannabis or medical cannabis, only if the physician:

(a) Holds an active, unrestricted license as a physician under chapter 458 or an osteopathic physician under chapter 459;

(b) Has treated the patient for at least 3 months immediately preceding the patient's registration in the compassionate use registry;

(c) Has successfully completed the course and examination required under paragraph (4)(a);

(d) Has determined that the risks of treating the patient with low-THC cannabis or medical cannabis are reasonable in light of the potential benefit to the patient. If a patient is younger than 18 years of age, a second physician must concur with this determination, and such determination must be documented in the patient's medical record;

(e) Registers as the orderer of low-THC cannabis or medical cannabis for the named patient on the compassionate use registry maintained by the department and updates the registry to reflect the contents of the order, including the amount of low-THC cannabis or medical cannabis that will provide the patient with not more than a 45-day supply and a cannabis delivery device needed by the patient for the medical use of low-THC cannabis or medical cannabis. The physician must also update the registry within 7 days after any change is made to the original order to reflect the change. The physician shall deactivate the registration of the patient and the patient's legal representative when treatment is discontinued;

(f) Maintains a patient treatment plan that includes the dose, route of administration, planned duration, and monitoring of the patient's symptoms and other indicators of tolerance or reaction to the low-THC cannabis or medical cannabis;

(g) Submits the patient treatment plan quarterly to the University of Florida College of Pharmacy for research on the safety and efficacy of low-THC cannabis and medical cannabis on patients;

(h) Obtains the voluntary written informed consent of the patient or the patient's legal representative to treatment with low-THC cannabis after sufficiently explaining the current state of knowledge in the medical community of the effectiveness of treatment of the patient's condition with low-THC cannabis, the medically acceptable alternatives, and the potential risks and side effects;

(i) Obtains written informed consent as defined in and required under s. 499.0295, if the physician is ordering medical cannabis for an eligible patient pursuant to that section; and

(j) Is not a medical director employed by a dispensing organization.

(3) PENALTIES.—

(a) A physician commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083, if the physician orders low-THC cannabis for a patient without a reasonable belief that the patient is suffering from:

1. Cancer or a physical medical condition that chronically produces symptoms of seizures or severe and persistent muscle spasms that can be treated with low-THC cannabis; or

2. Symptoms of cancer or a physical medical condition that chronically produces symptoms of seizures or severe and persistent muscle spasms that can be alleviated with low-THC cannabis.

(b) A physician commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083, if the physician orders medical cannabis for a patient without a reasonable belief that the patient has a terminal condition as defined in s. 499.0295.

(c) A person who fraudulently represents that he or she has cancer, a physical medical condition that chronically produces sympto seizures or severe and persistent muscle spasms, or a terminal condition to a physician for the purpose of being ordered low-THC can medical cannabis, or a cannabis delivery device by such physician commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(d) An eligible patient as defined in s. 499.0295 who uses medical cannabis, and such patient's legal representative who administers medical cannabis, in plain view of or in a place open to the general public, on the grounds of a school, or in a school bus, vehicle, aircraft, or motorboat, commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

(e) A physician who orders low-THC cannabis, medical cannabis, or a cannabis delivery device and receives compensation from a dispensing organization related to the ordering of low-THC cannabis, medical cannabis, or a cannabis delivery device is subject to disciplinary action under the applicable practice act and s. 456.072(1)(n).

(4) PHYSICIAN EDUCATION.—

(a) Before ordering low-THC cannabis, medical cannabis, or a cannabis delivery device for medical use by a patient in this state, the appropriate board shall require the ordering physician to successfully complete an 8-hour course and subsequent examination offered by the Florida Medical Association or the Florida Osteopathic Medical Association that encompasses the clinical indications for the appropriate use of low-THC cannabis and medical cannabis, the appropriate cannabis delivery devices, the contraindications for such use, and the relevant state and federal laws governing the ordering, dispensing, and possessing of these substances and devices. The course and examination shall be administered at least annually. Successful completion of the course may be used by a physician to satisfy 8 hours of the continuing medical education requirements required by his or her respective board for licensure renewal. This course may be offered in a distance learning format.

(b) The appropriate board shall require the medical director of each dispensing organization to hold an active, unrestricted license as a physician under chapter 458 or as an osteopathic physician under chapter 459 and successfully complete a 2-hour course and subsequent examination offered by the Florida Medical Association or the Florida Osteopathic Medical Association that encompasses appropriate safety procedures and knowledge of low-THC cannabis, medical cannabis, and cannabis delivery devices.

(c) Successful completion of the course and examination specified in paragraph (a) is required for every physician who orders low-THC cannabis, medical cannabis, or a cannabis delivery device each time such physician renews his or her license. In addition, successful completion of the course and examination specified in paragraph (b) is required for the medical director of each dispensing organization each time such physician renews his or her license.

(d) A physician who fails to comply with this subsection and who orders low-THC cannabis, medical cannabis, or a cannabis delivery device may be subject to disciplinary action under the applicable practice act and under s. 456.072(1)(k).

(5) DUTIES OF THE DEPARTMENT.—The department shall:

(a) Create and maintain a secure, electronic, and online compassionate use registry for the registration of physicians, patients, and the legal representatives of patients as provided under this section. The registry must be accessible to law enforcement agencies and to a dispensing organization to verify the authorization of a patient or a patient's legal representative to possess low-THC cannabis, medical cannabis, or a cannabis delivery device and record the low-THC cannabis, medical cannabis, or cannabis delivery device dispensed. The registry must prevent an active registration of a patient by multiple physicians.

(b) Authorize the establishment of five dispensing organizations to ensure reasonable statewide accessibility and availability as necessary for patients registered in the compassionate use registry and who are ordered low-THC cannabis, medical cannabis, or a cannabis delivery device under this section, one in each of the following regions: northwest Florida, northeast Florida, central Florida, southeast Florida, and southwest Florida. The department shall develop an application form and impose an initial application and biennial renewal fee that is sufficient to cover the costs of administering this section. An applicant for approval as a dispensing organization must be able to demonstrate:

1. The technical and technological ability to cultivate and produce low-THC cannabis. The applicant must possess a valid certificate of registration issued by the Department of Agriculture and Consumer Services pursuant to s. 581.131 that is issued for the cultivation of more than 400,000 plants, be operated by a nurseryman as defined in s. 581.011, and have been operated as a registered nursery in this state for at least 30 continuous years.

2. The ability to secure the premises, resources, and personnel necessary to operate as a dispensing organization.

3. The ability to maintain accountability of all raw materials, finished products, and any byproducts to prevent diversion or unlawful access to or possession of these substances.

4. An infrastructure reasonably located to dispense low-THC cannabis to registered patients statewide or regionally as determined by the department.

5. The financial ability to maintain operations for the duration of the 2-year approval cycle, including the provision of certified financials to the department. Upon approval, the applicant must post a $5 million performance bond. However, upon a dispensing organization's serving at least 1,000 qualified patients, the dispensing organization is only required to maintain a $2 million performance bond.

6. That all owners and managers have been fingerprinted and have successfully passed a level 2 background screening pursuant to s. 435.04.

7. The employment of a medical director to supervise the activities of the dispensing organization.

(c) Upon the registration of 250,000 active qualified patients in the compassionate use registry, approve three dispensing organizations, including, but not limited to, an applicant that is a recognized class member of *Pigford v. Glickman*, 185 F.R.D. 82 (D.D.C. 1999), or *In R*

Black Farmers Litig., 856 F. Supp. 2d 1 (D.D.C. 2011), and a member of the Black Farmers and Agriculturalists Association, which must demonstrate the requirements of subparagraphs (b)2.-7. and demonstrate the technical and technological ability to cultivate and produce low-THC cannabis.

(d) Allow a dispensing organization to make a wholesale purchase of low-THC cannabis or medical cannabis from, or a distribution of low-THC cannabis or medical cannabis to, another dispensing organization.

(e) Monitor physician registration and ordering of low-THC cannabis, medical cannabis, or a cannabis delivery device for ordering practices that could facilitate unlawful diversion or misuse of low-THC cannabis, medical cannabis, or a cannabis delivery device and take disciplinary action as indicated.

(6) DISPENSING ORGANIZATION.—An approved dispensing organization must, at all times, maintain compliance with the criteria demonstrated for selection and approval as a dispensing organization under subsection (5) and the criteria required in this subsection.

(a) When growing low-THC cannabis or medical cannabis, a dispensing organization:

1. May use pesticides determined by the department, after consultation with the Department of Agriculture and Consumer Services, to be safely applied to plants intended for human consumption, but may not use pesticides designated as restricted-use pesticides pursuant to s. 487.042.

2. Must grow low-THC cannabis or medical cannabis within an enclosed structure and in a room separate from any other plant.

3. Must inspect seeds and growing plants for plant pests that endanger or threaten the horticultural and agricultural interests of the state, notify the Department of Agriculture and Consumer Services within 10 calendar days after a determination that a plant is infested or infected by such plant pest, and implement and maintain phytosanitary policies and procedures.

4. Must perform fumigation or treatment of plants, or the removal and destruction of infested or infected plants, in accordance with chapter 581 and any rules adopted thereunder.

(b) When processing low-THC cannabis or medical cannabis, a dispensing organization must:

1. Process the low-THC cannabis or medical cannabis within an enclosed structure and in a room separate from other plants or products.

2. Test the processed low-THC cannabis and medical cannabis before they are dispensed. Results must be verified and signed by two dispensing organization employees. Before dispensing low-THC cannabis, the dispensing organization must determine that the test results indicate that the low-THC cannabis meets the definition of low-THC cannabis and, for medical cannabis and low-THC cannabis, that all medical cannabis and low-THC cannabis is safe for human consumption and free from contaminants that are unsafe for human consumption. The dispensing organization must retain records of all testing and samples of each homogenous batch of cannabis and low-THC cannabis for at least 9 months. The dispensing organization must contract with an independent testing laboratory to perform audits on the dispensing organization's standard operating procedures, testing records, and samples and provide the results to the department to confirm that the low-THC cannabis or medical cannabis meets the requirements of this section and that the medical cannabis and low-THC cannabis is safe for human consumption.

3. Package the low-THC cannabis or medical cannabis in compliance with the United States Poison Prevention Packaging Act of 1970, 15 U.S.C. ss. 1471 et seq.

4. Package the low-THC cannabis or medical cannabis in a receptacle that has a firmly affixed and legible label stating the following information:

a. A statement that the low-THC cannabis or medical cannabis meets the requirements of subparagraph 2.;

b. The name of the dispensing organization from which the medical cannabis or low-THC cannabis originates; and

c. The batch number and harvest number from which the medical cannabis or low-THC cannabis originates.

5. Reserve two processed samples from each batch and retain such samples for at least 9 months for the purpose of testing pursuant to the audit required under subparagraph 2.

(c) When dispensing low-THC cannabis, medical cannabis, or a cannabis delivery device, a dispensing organization:

1. May not dispense more than a 45-day supply of low-THC cannabis or medical cannabis to a patient or the patient's legal representative.

2. Must have the dispensing organization's employee who dispenses the low-THC cannabis, medical cannabis, or a cannabis delivery device enter into the compassionate use registry his or her name or unique employee identifier.

3. Must verify in the compassionate use registry that a physician has ordered the low-THC cannabis, medical cannabis, or a specific type of a cannabis delivery device for the patient.

4. May not dispense or sell any other type of cannabis, alcohol, or illicit drug-related product, including pipes, bongs, or wrapping papers, other than a physician-ordered cannabis delivery device required for the medical use of low-THC cannabis or medical cannabis, while dispensing low-THC cannabis or medical cannabis.

5. Must verify that the patient has an active registration in the compassionate use registry, the patient or patient's legal representative holds a valid and active registration card, the order presented matches the order contents as recorded in the registry, and the order has not already been filled.

6. Must, upon dispensing the low-THC cannabis, medical cannabis, or cannabis delivery device, record in the registry the date, time, quantity, and form of low-THC cannabis or medical cannabis dispensed and the type of cannabis delivery device dispensed.

(d) To ensure the safety and security of its premises and any off-site storage facilities, and to maintain adequate controls against the diversion, theft, and loss of low-THC cannabis, medical cannabis, or cannabis delivery devices, a dispensing organization shall:

1.a. Maintain a fully operational security alarm system that secures all entry points and perimeter windows and is equipped motion detectors; pressure switches; and duress, panic, and hold-up alarms; or

b. Maintain a video surveillance system that records continuously 24 hours each day and meets at least one of the following criteria:

(I) Cameras are fixed in a place that allows for the clear identification of persons and activities in controlled areas of the premises. Controlled areas include grow rooms, processing rooms, storage rooms, disposal rooms or areas, and point-of-sale rooms;

(II) Cameras are fixed in entrances and exits to the premises, which shall record from both indoor and outdoor, or ingress and egress, vantage points;

(III) Recorded images must clearly and accurately display the time and date; or

(IV) Retain video surveillance recordings for a minimum of 45 days or longer upon the request of a law enforcement agency.

2. Ensure that the organization's outdoor premises have sufficient lighting from dusk until dawn.

3. Establish and maintain a tracking system approved by the department that traces the low-THC cannabis or medical cannabis from seed to sale. The tracking system shall include notification of key events as determined by the department, including when cannabis seeds are planted, when cannabis plants are harvested and destroyed, and when low-THC cannabis or medical cannabis is transported, sold, stolen, diverted, or lost.

4. Not dispense from its premises low-THC cannabis, medical cannabis, or a cannabis delivery device between the hours of 9 p.m. and 7 a.m., but may perform all other operations and deliver low-THC cannabis and medical cannabis to qualified patients 24 hours each day.

5. Store low-THC cannabis or medical cannabis in a secured, locked room or a vault.

6. Require at least two of its employees, or two employees of a security agency with whom it contracts, to be on the premises at all times.

7. Require each employee to wear a photo identification badge at all times while on the premises.

8. Require each visitor to wear a visitor's pass at all times while on the premises.

9. Implement an alcohol and drug-free workplace policy.

10. Report to local law enforcement within 24 hours after it is notified or becomes aware of the theft, diversion, or loss of low-THC cannabis or medical cannabis.

(e) To ensure the safe transport of low-THC cannabis or medical cannabis to dispensing organization facilities, independent testing laboratories, or patients, the dispensing organization must:

1. Maintain a transportation manifest, which must be retained for at least 1 year.

2. Ensure only vehicles in good working order are used to transport low-THC cannabis or medical cannabis.

3. Lock low-THC cannabis or medical cannabis in a separate compartment or container within the vehicle.

4. Require at least two persons to be in a vehicle transporting low-THC cannabis or medical cannabis, and require at least one person to remain in the vehicle while the low-THC cannabis or medical cannabis is being delivered.

5. Provide specific safety and security training to employees transporting or delivering low-THC cannabis or medical cannabis.

(7) DEPARTMENT AUTHORITY AND RESPONSIBILITIES.—

(a) The department may conduct announced or unannounced inspections of dispensing organizations to determine compliance with this section or rules adopted pursuant to this section.

(b) The department shall inspect a dispensing organization upon complaint or notice provided to the department that the dispensing organization has dispensed low-THC cannabis or medical cannabis containing any mold, bacteria, or other contaminant that may cause or has caused an adverse effect to human health or the environment.

(c) The department shall conduct at least a biennial inspection of each dispensing organization to evaluate the dispensing organization's records, personnel, equipment, processes, security measures, sanitation practices, and quality assurance practices.

(d) The department may enter into interagency agreements with the Department of Agriculture and Consumer Services, the Department of Business and Professional Regulation, the Department of Transportation, the Department of Highway Safety and Motor Vehicles, and the Agency for Health Care Administration, and such agencies are authorized to enter into an interagency agreement with the department, to conduct inspections or perform other responsibilities assigned to the department under this section.

(e) The department must make a list of all approved dispensing organizations and qualified ordering physicians and medical directors publicly available on its website.

(f) The department may establish a system for issuing and renewing registration cards for patients and their legal representatives, establish the circumstances under which the cards may be revoked by or must be returned to the department, and establish fees to implement such system. The department must require, at a minimum, the registration cards to:

1. Provide the name, address, and date of birth of the patient or legal representative.

2. Have a full-face, passport-type, color photograph of the patient or legal representative taken within the 90 days immediately preceding registration.

3. Identify whether the cardholder is a patient or legal representative.

4. List a unique numeric identifier for the patient or legal representative that is matched to the identifier used for such person in the department's compassionate use registry.

5. Provide the expiration date, which shall be 1 year after the date of the physician's initial order of low-THC cannabis or medical cannabis.

6. For the legal representative, provide the name and unique numeric identifier of the patient that the legal representative is assisting

7. Be resistant to counterfeiting or tampering.

(g) The department may impose reasonable fines not to exceed $10,000 on a dispensing organization for any of the following violat

1. Violating this section, s. 499.0295, or department rule.
2. Failing to maintain qualifications for approval.
3. Endangering the health, safety, or security of a qualified patient.
4. Improperly disclosing personal and confidential information of the qualified patient.
5. Attempting to procure dispensing organization approval by bribery, fraudulent misrepresentation, or extortion.
6. Being convicted or found guilty of, or entering a plea of guilty or nolo contendere to, regardless of adjudication, a crime in any jurisdiction which directly relates to the business of a dispensing organization.
7. Making or filing a report or record that the dispensing organization knows to be false.
8. Willfully failing to maintain a record required by this section or department rule.
9. Willfully impeding or obstructing an employee or agent of the department in the furtherance of his or her official duties.
10. Engaging in fraud or deceit, negligence, incompetence, or misconduct in the business practices of a dispensing organization.
11. Making misleading, deceptive, or fraudulent representations in or related to the business practices of a dispensing organization.
12. Having a license or the authority to engage in any regulated profession, occupation, or business that is related to the business practices of a dispensing organization suspended, revoked, or otherwise acted against by the licensing authority of any jurisdiction, including its agencies or subdivisions, for a violation that would constitute a violation under Florida law.
13. Violating a lawful order of the department or an agency of the state, or failing to comply with a lawfully issued subpoena of the department or an agency of the state.

(h) The department may suspend, revoke, or refuse to renew a dispensing organization's approval if a dispensing organization commits any of the violations in paragraph (g).

(i) The department shall renew the approval of a dispensing organization biennially if the dispensing organization meets the requirements of this section and pays the biennial renewal fee.

(j) The department may adopt rules necessary to implement this section.

(8) PREEMPTION.—

(a) All matters regarding the regulation of the cultivation and processing of medical cannabis or low-THC cannabis by dispensing organizations are preempted to the state.

(b) A municipality may determine by ordinance the criteria for the number and location of, and other permitting requirements that do not conflict with state law or department rule for, dispensing facilities of dispensing organizations located within its municipal boundaries. A county may determine by ordinance the criteria for the number, location, and other permitting requirements that do not conflict with state law or department rule for all dispensing facilities of dispensing organizations located within the unincorporated areas of that county.

(9) EXCEPTIONS TO OTHER LAWS.—

(a) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section, a qualified patient and the qualified patient's legal representative may purchase and possess for the patient's medical use up to the amount of low-THC cannabis or medical cannabis ordered for the patient, but not more than a 45-day supply, and a cannabis delivery device ordered for the patient.

(b) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section, an approved dispensing organization and its owners, managers, and employees may manufacture, possess, sell, deliver, distribute, dispense, and lawfully dispose of reasonable quantities, as established by department rule, of low-THC cannabis, medical cannabis, or a cannabis delivery device. For purposes of this subsection, the terms "manufacture," "possession," "deliver," "distribute," and "dispense" have the same meanings as provided in s. 893.02.

(c) Notwithstanding s. 893.13, s. 893.135, s. 893.147, or any other provision of law, but subject to the requirements of this section, an approved independent testing laboratory may possess, test, transport, and lawfully dispose of low-THC cannabis or medical cannabis as provided by department rule.

(d) An approved dispensing organization and its owners, managers, and employees are not subject to licensure or regulation under chapter 465 or chapter 499 for manufacturing, possessing, selling, delivering, distributing, dispensing, or lawfully disposing of reasonable quantities, as established by department rule, of low-THC cannabis, medical cannabis, or a cannabis delivery device.

(e) An approved dispensing organization that continues to meet the requirements for approval is presumed to be registered with the department and to meet the regulations adopted by the department or its successor agency for the purpose of dispensing medical cannabis or low-THC cannabis under Florida law. Additionally, the authority provided to a dispensing organization in s. 499.0295 does not impair the approval of a dispensing organization.

(f) This subsection does not exempt a person from prosecution for a criminal offense related to impairment or intoxication resulting from the medical use of low-THC cannabis or medical cannabis or relieve a person from any requirement under law to submit to a breath, blood, urine, or other test to detect the presence of a controlled substance.

B. Section 16, ch. 2025-199, provides that "[t]he amendments to subsection (1) of section 14 of chapter 2017-232, Laws of Florida, made by this act expire January 1, 2026, and the text of that subsection shall revert to that in existence on June 30, 2019, except that any amendments to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendments are not dependent upon the portions of text which expire pursuant to this section." Effective January 1, 2026, s. 14(1), ch. 2017-232, as amended by s. 16, ch. 2025-199, will read:

"(1) EMERGENCY RULEMAKING.—

"(a) The Department of Health and the applicable boards shall adopt emergency rules pursuant to s. 120.54(4), Florida Statutes, this section necessary to implement ss. 381.986 and 381.988, Florida Statutes. If an emergency rule adopted under this section is held to be unconstitutional or an invalid exercise of delegated legislative authority, and becomes void, the department or the applicable boards may adopt an emergency rule pursuant to this section to replace the rule that has become void. If the emergency rule adopted to replace the void emergency rule is also held to be unconstitutional or an invalid exercise of delegated legislative authority and becomes void, the department and the applicable boards must follow the nonemergency rulemaking procedures of the Administrative Procedures Act to replace the rule that has become void.

"(b) For emergency rules adopted under this section, the department and the applicable boards need not make the findings required by s. 120.54(4)(a), Florida Statutes. Emergency rules adopted under this section are exempt from ss. 120.54(3)(b) and 120.541, Florida Statutes. The department and the applicable boards shall meet the procedural requirements in s. 120.54(a), Florida Statutes, if the department or the applicable boards have, before [June 23, 2017], held any public workshops or hearings on the subject matter of the emergency rules adopted under this subsection. Challenges to emergency rules adopted under this subsection are subject to the time schedules provided in s. 120.56(5), Florida Statutes.

"(c) Emergency rules adopted under this section are exempt from s. 120.54(4)(c), Florida Statutes, and shall remain in effect until replaced by rules adopted under the nonemergency rulemaking procedures of the Administrative Procedures Act. By January 1, 2018, the department and the applicable boards shall initiate nonemergency rulemaking pursuant to the Administrative Procedures Act to replace all emergency rules adopted under this section by publishing a notice of rule development in the Florida Administrative Register. Except as provided in paragraph (a), after January 1, 2018, the department and applicable boards may not adopt rules pursuant to the emergency rulemaking procedures provided in this section."

[2] **Note.**—Section 17, ch. 2025-114, provides that "[e]xcept as otherwise expressly provided in this act and except for this section, which shall take effect upon this act becoming a law, or, if this act fails to become a law until after June 1, 2025, it shall take effect upon becoming a law and shall operate retroactively to June 1, 2025, this act shall take effect July 1, 2025."

[3] **Note.**—Section 14, ch. 2025-199, amended subsection (17) "[i]n order to implement Specific Appropriations 461 through 469A of the 2025-2026 General Appropriations Act."

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: April 2, 2026

RE: Discussion on Estes Road – Project with County

Introduction
Commissioner Hawkins has requested a discussion item regarding partnering with Lake County on a stormwater improvement project on Estes Road.

Background
This project would address a long-standing stormwater management challenge within a drainage basin that encompasses both the City of Eustis and unincorporated Lake County. The proposed project would construct a stormwater pond and conveyance system that would provide a positive outfall connection to the Lake Joanna drainage ditch.

Staff is seeking direction on the Estes Road Project with the County.

Prepared By:
Miranda Burrowes, Deputy City Manager

Attachments:
Letter of Support (not sent to Rep. Fine but sent to Lake County)

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

March 9, 2026

The Honorable Randy Fine
United States House of Representatives
Florida's 6th Congressional District

51 Norton Ave.
Eustis, FL 32726

Subject: **Letter of Support for Appropriations Request – Estes Road Stormwater Improvement Project**

Dear Congressman Fine,

On behalf of the City of Eustis, I am pleased to offer this formal letter of support for Lake County's appropriations request for the **Estes Road Stormwater Improvement Project**.

This project addresses a long-standing stormwater management challenge within a drainage basin that encompasses both the City of Eustis and unincorporated Lake County. The proposed project will construct a stormwater pond and conveyance system that will provide a positive outfall connection to the Lake Joanna drainage ditch.

Creating this functional drainage pathway will benefit residents in both the City of Eustis and unincorporated Lake County. This project represents a meaningful intergovernmental commitment to public infrastructure, community safety and long-term stormwater resilience. The City of Eustis strongly supports this partnership and the County's pursuit of federal funding to bring this multi-jurisdictional project to completion.

This initiative serves a clear public purpose by improving stormwater infrastructure and enhancing system performance for residents in both jurisdictions.

Thank you for your consideration and for your ongoing commitment to improving regional stormwater infrastructure. Please do not hesitate to reach out if the City may provide any additional information or advocacy in support of this request.

Sincerely,

Rick Gierok
Eustis City Manager