

RESOLUTION NUMBER 25-32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY FLORIDA, AMENDING THE CITY OF EUSTIS 2016 REDEVELOPMENT PLAN BY ADOPTING THE 2025 DOWNTOWN MASTER PLAN FINAL DRAFT; AUTHORIZING IMPLEMENTATION OF THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 90-39, finding of necessity, to create a community redevelopment district in accordance with Florida Statutes 163, Part III; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 90-40, finding a need to create a community redevelopment agency in accordance with Florida Statutes 163, Part III; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 90-41 to create the Downtown and East Town Redevelopment Agency; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 90-42 to establish a Redevelopment Trust Fund for the Downtown and East Town Redevelopment Area; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 95-20 to amend the 1990 Eustis Redevelopment Plan to include new goals and design features and the Eustis Waterfront Redevelopment Plan 1995; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 98-18 to amend the 1990 Eustis Redevelopment Plan to include the Eustis Main Street Preservation Plan and Commercial Facade Guidelines; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 04-73 to designate the Eustis Community Redevelopment Area as the Downtown and East Town Economic Enhancement District in Eustis and as a Brownfields Area for environmental remediation, rehabilitation, and economic development in accordance with Sections 376.77-376.85, Florida Statutes; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 08-42 for the Eustis Downtown Master Plan; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 09-45 to amend the 1990 Eustis Redevelopment Plan to include the 2009 Community Redevelopment Strategic Action Plan consisting of the City of Eustis East CRA Master Plan and the City of Eustis Downtown Master Plan; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 16-100 (the City of Eustis 2016 Redevelopment Plan) to update and amend the plan to address ongoing redevelopment needs in the Community Redevelopment Area, and to extend the time for 30 years in order to complete a number of projects; and

WHEREAS, the City Commission of the City of Eustis adopted Resolution Number 18-35, approving the City of Eustis Downtown and East Town CRA Expansion Finding of Necessity report to facilitate the expansion of the CRA's western geographic boundary; and

WHEREAS, proper and timely notice has been given to the public and to each taxing authority which levies ad valorem taxes on taxable real property lying within the geographic boundaries of the Downtown and East Town Redevelopment Area, and no objections have been received from Lake County to the acts of the City of Eustis in this Resolution; and

WHEREAS, the Local Planning Agency has held a public hearing, and has reviewed and approved the City of Eustis Downtown & East Town CRA Expansion Plan attached hereto as Exhibit "A" and has provided its written recommendations thereon; and

WHEREAS, the Eustis Community Redevelopment Agency has recommended to the Eustis City Commission that the City of Eustis adopt the 2025 Downtown Master Plan Final Draft and that the 2016 Community Redevelopment Plan be amended to include the 2025 Downtown Master Plan Final Draft; and

WHEREAS, Eustis City Commission held a workshop on April 5, 2025 to review and discuss the Downtown Master Plan;

WHEREAS, the City Commission has scheduled a timely public hearing to consider adoption of this Resolution.

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

SECTION 1: The recitals set forth above are hereby adopted as legislative findings of the City Commission of the City of Eustis.

SECTION 2: That the City of Eustis 2016 Redevelopment Plan is hereby amended to include the 2025 Downtown Master Plan Final Draft hereto attached as Exhibit "A".

SECTION 3: Conflicts: All Resolutions that are in conflict with this Resolution are hereby repealed, vacated and nullified.

SECTION 4: Severability: If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5: Effective Date: This Resolution shall become effective immediately upon adoption.

DONE AND RESOLVED this 17th day of April, 2025, in a regular session of the City Commission, City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
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 17th day of April, 2025, by Willie L. Hawkins, 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 use and reliance of the City Commission of the City of Eustis, Florida.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-32 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 Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk
Resolution Number 25-32: Adopt 2025 Downtown Master Plan
Page 3 of 3

Date