



City of Eustis

Economic Development Department

P.O. Drawer 68 • Eustis, Florida 32727 • (352) 484-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: APRIL 17, 2025

RE: Resolution Number 25-32: Amending The City Of Eustis 2016
Redevelopment Plan By Adopting The 2025 Downtown Master Plan Final
Draft

Overview

The Downtown Master Plan provides a conceptual context to guide future growth and development. It outlines future land uses, building projects, community improvements and enhancements. The proposed development options included in the Master Plan are based on the City's uniqueness, which was derived from public input, analysis of planning initiatives, existing development, physical characteristics, and social and economic conditions.

Background

At the March 6, 2025 CRA Board Meeting, members voted to approve the Downtown Master Plan and send it to the City Commission for further consideration. At its March 20 meeting, Commissioners voted to hold a workshop on the Master Plan prior to making a final decision. At that April 5 Workshop, the consensus of the City Commission was to consider amending the City of Eustis 2016 Redevelopment Plan by adopting the 2025 Downtown Master Plan Final Draft.

The master planning process was initiated with the issuance of an RFQ on July 8, 2022 to find candidates to develop the 4.58 acre former Waterman Hospital Site in downtown Eustis. Two companies responded to the solicitation and a City staff review committee selected G3C2 for the project.

While the initial focus of development in the city core is the former Waterman Hospital Site, generating a broad perspective of other development/redevelopment opportunities in the downtown was set as part of the scope of work. Representatives of G3C2 along with City staff interviewed GAI and MIG for the assignment. MIG was selected as the firm that would produce a Downtown Master Plan.

The Eustis Downtown Master Plan marks a pivotal step toward revitalizing the city center while preserving its unique charm. With a clear vision in place, once the plan has been approved, the CRA Board can focus on the implementation phase, addressing infrastructure needs, development projects, and funding strategies. Ongoing community input will help guide details and ensure alignment with local values. As the project moves closer to construction, collaboration between all stakeholders will be key to transforming the Downtown Master Plan vision into a vibrant, sustainable downtown for Eustis.

Conclusion:

Having been approved by the CRA Board, workshopped by City Commission, and produced with broad community input, the Downtown Master Plan will guide future development in the City center, ensuring a cohesive vision that aligns with existing goals and priorities.

Action Requested:

Approve Resolution Number 25-32.

Prepared by:

Al Latimer, Economic Development Director

Attachments:

Resolution 25-32 with Attached 2025 Downtown Master Plan Final Draft