

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WHEREAS, City staff conducted the EAR from July through November 2025 and identified outdated strategies, policies, deadlines, and planning techniques requiring revision; and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