



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JANUARY 5, 2022

RE: PRESENTATION BY G3C2 ON THE DEVELOPMENT OF THE OLD WATERMAN HOSPITAL SITE

Introduction:

G3C2 representatives will make a presentation to the Commission outlining the process and steps that will be undertaken to produce a Master Plan for future development in downtown Eustis. The presentation will include:

1. **A Schedule of Activities** – defines the start date, duration, and end dates of all project activities
2. **Assessment of Current Conditions** – demographics, housing, businesses, land use, and transportation overview
3. **Building a Community vision** – how input will be collected from citizens and stakeholders that reveals how the community wants to grow and develop.
4. **Goals and Actions** – specific policies and actions needed to achieve community's desired future
5. **Implementation Plan** – partners, priorities, and responsibilities for undertaking actions
6. **A Draft Master Plan** – present a draft master plan to City for final review and feedback

Background:

After a Request for Qualifications bid solicitation process, G3C2 was selected to develop a Master Plan for the Eustis downtown district, and provide a vision for development that could occur on the 4.78 acre parcel referred to as the Waterman Site. G3 Development, a commercial real estate company and Construct Two (C2), a construction company formed the partnership G3C2, LLC for this project. Gerry Guenther, with G3 and Derrick Wallace with C2 are the managing members of the LLC.

G3 Development is a 20 plus year old local real estate/development firm that specializes in mixed used development. Construct Two Group, the C2 part of the partnership, is Florida's largest African American owned development management firm.

New Downtown Master Plan

The last Downtown Master Plan for the City was completed in 2008, and spanned a planning horizon of five years (2008-2012). In 2016 City Commission approved the CRA Redevelopment Plan, which included the CRA Master Plan that provided a framework for future growth of the Downtown and East Town areas of the community.

The new downtown master plan will determine which goals from previous plans are still relevant, which ones are no longer viable, and what current thoughts and ideas community citizens have about growth and development in Downtown Eustis.

Updating the Master Plan will be more responsive to current community values and desires, which will be translated into land use and development principles that will guide the community toward the future it envisions.

Prepared by:

Al Latimer, Economic Development Director