



City of Eustis

Economic Development Department

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TO: EUSTIS CRA BOARD

FROM: TOM CARRINO, CITY MANAGER

DATE: JANUARY 16, 2025

RE: CRA RESOLUTION NUMBER 25-01: ADOPT DOWNTOWN MASTER PLAN DEVELOPED BY MIG, INC

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

An RFQ was issued on July 8, 2022 to find a developer for 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 as the top choice for redevelopment negotiations. The members of the City staff review committee were: Tom Carrino, City Manager, Rick Gierok, Public Works Director, Mike Lane Development Services Director, Al Latimer, Economic Development Director, Mike Sheppard, Finance Director, and Tracy Jeanes, Purchasing Director, as facilitator.

Following the selection of G3C2, the next step in the process was to hire a firm to develop a Downtown Master Plan. Representatives of G3C2 along with City staff interviewed GAI and MIG for the assignment. MIG was the selected service provider.

Duration

The development of the Master Plan was projected to take nine months to complete, beginning in June 2023 and ending in February 2024. But due to a number of unanticipated scheduling conflicts, changes in personnel, illnesses and weather events the project actually took 18 months to complete.

The Eustis Downtown Master Plan marks a pivotal step toward revitalizing the city center while preserving its unique charm. With a shared 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.

Prepared by:
Al Latimer, Economic Development Director