



# City of Eustis

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

## CITY OF EUSTIS, FLORIDA NOTICE OF INTENT TO DISPOSE OF PROPERTY Pursuant to Section 163.380, Florida Statutes

NOTICE IS HEREBY GIVEN that the City of Eustis, Florida ("City"), pursuant to Section 163.380, Florida Statutes, hereby provides notice of its intent to dispose of real property located within the Eustis Community Redevelopment Area (CRA).

### 1. Property Identification

The property proposed for disposition is City-owned real estate located at 601 Northshore Drive, Eustis, Florida 32726, within the Eustis CRA boundary, more particularly described in the Revised Plat of Northshore Subdivision, Plat Book 5, Page 64, Public Records of Lake County, Florida, and as further detailed in the City's Request for Proposals (RFP No. 005-25).

A property map, legal description, and title summary are available for public inspection at the Office of the City Clerk, 10 North Grove Street, Eustis, Florida, during normal business hours.

### 2. Purpose of Disposition

The purpose of this proposed disposition is to promote high-quality redevelopment of underutilized public property in a manner consistent with the City of Eustis Comprehensive Plan, the CRA Redevelopment Plan, and the Eustis Master Plan.

The redevelopment objective is to encourage projects that: (a) Enhance economic activity and tax base growth; (b) Provide measurable community benefits (e.g., employment, housing diversity, or civic amenities); (c) Strengthen neighborhood vitality within the CRA; and (d) Deliver fair value or equivalent public benefit to the City consistent with Section 163.380, Florida Statutes.

### 3. Solicitation of Proposals

The City has issued Request for Proposals (RFP) No. 005-25, "Community Center Site Redevelopment and Disposition," inviting qualified development teams to submit proposals for the purchase, lease, or redevelopment of the Property.

Copies of the RFP, including all appendices, evaluation criteria, and submission requirements, may be obtained from the City of Eustis Purchasing Department, 10 North Grove Street, 3rd Floor, Eustis, Florida 32726, or online at [www.eustis.org](http://www.eustis.org).

All proposals must comply with Section 163.380, Florida Statutes, and with all applicable City Code provisions and CRA policies.

#### 4. Proposal Deadline and Opening

Sealed proposals must be received by the City of Eustis Purchasing Department no later than **[Insert date and time]**.

Proposals will be publicly opened and read aloud in the Eustis Commission Chambers, City Hall, shortly thereafter, in accordance with Florida's Sunshine Law (Chapter 286, Florida Statutes).

Late submissions will not be accepted.

#### 5. Public Hearing and Final Disposition

Following review and evaluation of all proposals, the City Commission shall conduct a public hearing pursuant to Section 163.380, Florida Statutes, to consider the approval of the proposed disposition and determine whether the transaction: (a) serves a valid public purpose; and (b) represents fair value or equivalent public benefit to the City.

The date, time, and location of such public hearing(s) will be advertised separately in accordance with statutory and Sunshine law requirements.

#### 6. Additional Information

All inquiries concerning this Notice or RFP shall be submitted in writing to:

**Tracy Jeanes, Purchasing Director**

City of Eustis, Purchasing Department

10 North Grove Street, 3rd Floor, Eustis, FL 32726

Email: [jeanest@eustis.org](mailto:jeanest@eustis.org)

Phone: (352) 483-5475

#### 7. Public Records Disclosure

All materials submitted in response to this solicitation are public records under Chapter 119, Florida Statutes, and will be made available for inspection upon request, except as exempted or confidential under law.

**DATED** this \_\_\_\_ day of November, 2025.

**CITY OF EUSTIS, FLORIDA**

By: Tom Carrino, City Manager

ATTEST: Christine Halloran, City Clerk

APPROVED AS TO FORM AND LEGALITY: Sasha Garcia, City Attorney

