



# City of Eustis

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TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: May 21, 2026

RE: Second Reading of Ordinance Number 2026-18: Approval of a Development Agreement with T & S FL Partners, Inc.

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## **Introduction:**

The purpose of this agenda item is to consider Ordinance Number 2026-18, which approves and authorizes execution of a Development Agreement between the City of Eustis and T & S FL Partners, Inc., as property owner.

The Agreement is proposed pursuant to the Florida Local Government Development Agreement Act (Sections 163.3220–163.3243, Florida Statutes) and establishes development parameters, permitted uses and performance obligations for a commercial/industrial project located on Parcel ID 06-19-27-0200-000-00501.

The Ordinance authorizes the Mayor and City Manager to execute the Agreement and directs the City to record the Agreement in the Public Records of Lake County, Florida, with the Developer responsible for reimbursement of recording costs, pursuant to Section 163.3239, Florida Statutes.

Pursuant to City Commission direction and per the applicant's verbal stipulation at the first reading, revisions were made to the proposed development agreement to prohibit vehicular service and repair, and car washes. The prohibited uses were also amended to include outdoor shooting ranges.

## **Background:**

T & S FL Partners owns approximately 2.8 acres located in unincorporated Lake County, Florida at County Road 44A and County Road 44, as more specifically described in Exhibit A of the Development Agreement. The property is proposed to be annexed into the City of Eustis with a Mixed Commercial-Industrial (MCI) Future Land Use designation. The Developer has voluntarily elected to enter into a Development Agreement to establish predictable development standards and ensure compatibility with surrounding uses.

The City and the Property owner have negotiated a proposed Development Agreement that establishes development rights, obligations, infrastructure requirements, and voluntary compliance provisions in accordance with the Florida Local Government Development Agreement Act.

The proposed Development Agreement is subject to the requirements of Section 163.3225, Florida Statutes, which requires two (2) public hearings. The first public hearing is conducted with the City Commission sitting as the Local Planning Agency to review and make

recommendations. The second public hearing is conducted by the City Commission to consider adoption of the ordinance approving the Development Agreement.

The Development Agreement is a voluntary covenant that imposes enhanced design and performance standards while remaining consistent with the Comprehensive Plan.

The Agreement includes:

A commitment to develop the site consistent with the Preliminary Site Plan (Exhibit B).

Voluntary design and operational standards that exceed current City requirements and are enforceable as contractual covenants.

Two duly noticed public hearings are required and are being conducted in accordance with Section 163.3225, Florida Statutes, including a public hearing with the City Commission sitting as the Local Planning Agency and a subsequent public hearing for adoption.

The Agreement also includes a 30-year term, recording requirements, and provisions ensuring consistency with the City's Comprehensive Plan.

The Development Agreement does not create vested development rights or authorize development until all applicable conditions precedent, including annexation and the effective date of the agreement, have been satisfied.

Approval of the Development Agreement promotes predictable and orderly development and serves a valid public purpose by establishing clear development standards for the property.

## **SUMMARY OF DEVELOPMENT AGREEMENT**

The Development Agreement establishes permitted uses, development standards, and building intensities consistent with those described in the public notice published pursuant to Section 163.3225, Florida Statutes.

### Permitted Uses

- Professional services and general office
- Research lab without manufacturing
- Small artisanal manufacturing or assembly
- Light assembly operations
- Accessory warehousing
- Employee count limited to 2–3 per business due to limited parking

### Prohibited Uses

Includes, but is not limited to:

- Restaurants,
- Retail stores,
- Convenience stores,
- Drive-thru facilities,
- Pharmacies,
- Indoor and outdoor shooting ranges,
- All vehicle repair, service, sales, leasing, and washing,
- All schools, and
- Wireless communication towers.

### Design & Development Standards

- Architectural consistency with conceptual elevations (Exhibit C)
- Minimum 25% open space
- Perimeter buffers
- Street trees every 50 ft
- Parking allowed in Zones 1, 3, and 4
- Compliance with City LDRs and applicable state/federal regulations

### Infrastructure Requirements

- Developer-funded water and wastewater extensions
- Stormwater facilities meeting SJRWMD and state requirements
- Concurrency compliance and proportionate share mitigation
- Fire Code compliance, hydrants, and emergency access

### Administrative Provisions

- Agricultural use may continue until FECP approval or construction
- Phasing permitted
- 30-year term with option for extension
- Recording required within 14 days of execution

### CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed Development Agreement is consistent with the City of Eustis Comprehensive Plan, including the applicable Future Land Use designation approved for the property, and is compatible with surrounding land uses.

### **Recommended Action:**

Approval of Ordinance Number 2026-18, following the required two public hearings conducted in accordance with Section 163.3225, Florida Statutes, and subject to consistency with the City's Comprehensive Plan and Land Development Regulations.

### **Policy Implications:**

None

### **Alternatives:**

1. Approve Ordinance Number 2026-18.
2. Approve with modifications to the Development Agreement.
3. Deny the ordinance and provide direction to staff.

### **Budget/Staff Impact:**

There is no direct fiscal impact associated with the adoption of Ordinance Number 2026-18. The Agreement does not authorize development or obligate City funds. Any future fiscal impacts related to infrastructure, utilities, or public services would be addressed through applicable impact fees, utility fees, and concurrency requirements at the time of platting and permitting.

### **Business Impact Estimate:**

This Ordinance is exempt from the Business Impact Estimate requirement pursuant to Section 166.041(4)(a), Florida Statutes, as it does not regulate business activity. The ordinance approves a site-specific Development Agreement applicable only to the subject property and does not impose generally applicable regulations on businesses, professions, or occupations.

### **Prepared By:**

Jeff Richardson, AICP, Interim Director, Development Services

**Reviewed By:**

Sasha Garcia, City Attorney

Miranda Burrowes, Deputy City Manager