



City of Eustis

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

TO: CRA BOARD

FROM: TOM CARRINO, CITY MANAGER

DATE: DECEMBER 12, 2024

RE: CRA Resolution Number 24-01: Approving An Exclusive Rights to Negotiate Development Agreements For The Eustis Downtown and East Town Redevelopment Agency Former Waterman Hospital

Introduction:

CRA Resolution Number 24-01 approves an Exclusive Rights to Negotiate agreement between the Eustis Downtown and East Town Redevelopment Agency and G3C2 for the former Florida Hospital Waterman site.

Recommended Action

Staff recommends approval of CRA Resolution Number 24-01.

Background:

In July 2022, a Request for Qualifications was issued for the redevelopment of the former Florida Hospital Waterman site. Two companies responded to the solicitation and a City staff review committee recommended 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.

As part of the effort, it was agreed that a Master Plan process was necessary to solicit public input and develop a market-based, shared vision for the property. As that process draws to a close, the City and CRA have been working with G3C2 on next steps. The proposed Exclusive Rights to Negotiate agreement allows the proposed developer to move forward with conceptual project design while assuring that the CRA will work with G3C2 exclusively through the term of this initial agreement.

The proposed agreement includes several key provisions. While it sets the stage and intent to move forward with next steps, the agreement is non-binding and does not establish a binding obligation to move forward. The project is described as a mixed-use,

multi-story development with office/retail space, public open spaces and residential uses, and hotel, with onsite surface parking, subject to site plan approval and other terms/conditions. The term of the agreement is six-months or shorter, depending on the possibility of negotiating a more comprehensive development agreement. Finally, the agreement is not assignable without written consent from the City.

Community Input:

There have been numerous opportunities for public input on the former Florida Hospital Waterman site. There will be an opportunity for additional public input at the December 12 CRA meeting. It is anticipated there will be future opportunities for public input as the developer works through the development of the project.

Budget and Staffing Impact:

There is no direct budget impact as a result of this agreement as the development of the conceptual project design will be at the developer's expense.

Prepared by:

Tom Carrino, City Manager

Attachments

CRA Resolution Number 24-01