



# City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: March 5, 2026

RE: Discussion: City's Evaluation and Appraisal Report (EAR)

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## Introduction

On February 9, 2026, the City received the State's Objections, Recommendations and Comments (ORC) Report for Comprehensive Plan Amendment 25-02ER. FloridaCommerce identified **one objection** and **two advisory comments**. The City must address the objection prior to adoption to ensure the amendment is found "In Compliance" with Chapter 163, Florida Statutes.

## Background

FloridaCommerce's review found that the proposed amendment **inadvertently deleted the Five-Year Capital Improvements Schedule (CIS)** from the Comprehensive Plan. State law requires that each comprehensive plan maintain an updated CIS identifying funded and unfunded capital projects necessary to maintain adopted level-of-service standards. The ORC report states:

"the proposed amendment 25-02ER deletes the Five-Year Capital Improvements Schedule... Prior to adoption, the amendment must be revised to include the 2026/2027 through 2030/2031 Schedule..."

The State also provided two non-binding comments:

- **Septic-to-Sewer Planning:** The Infrastructure Element must consider feasibility of central sewer service for developments meeting statutory thresholds.
- **Intergovernmental Coordination:** The City should coordinate with FDEP regarding their January 9, 2026 comment letter.
- These comments do not affect compliance but should be addressed in future updates.

## Recommended Action

Staff recommends that the City Commission **direct staff to revise Amendment 25-02ER to restore the required Five-Year Capital Improvements Schedule** and prepare the amendment for final adoption.

## Next Steps:

If directed by the Commission, staff will:

- Insert the updated **2026/27–2030/31 Capital Improvements Schedule** into the Capital Improvements Element.

- Coordinate with FDEP regarding their advisory comments.
- Prepare the adoption ordinance and transmittal package consistent with State requirements.
- Schedule the final adoption hearing within the statutory 180-day window.

**Prepared By:**

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**Reviewed By:**

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