



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: December 9, 2025

RE: **FIRST READING**

Ordinance Number 25-38: 2025-CPT-01: Evaluation and Appraisal Report
Amendment for the City's Comprehensive Plan

Introduction:

The proposed Comprehensive Plan Text Amendment amends the City's Comprehensive Plan and the associated elements to reflect statutory changes as identified in the Evaluation and Appraisal Review (EAR) conducted from July to November, 2025.

Background:

State statute requires the City to review its Comprehensive Plan every seven years and submit Evaluation and Appraisal Review (EAR)-based amendments to the Florida Department of Commerce (FloridaCommerce) for approval. Pursuant to Section 163.3191(1)-(5), Florida Statutes (F.S.), the City must determine whether amendments are necessary to reflect changes in state requirements and notify the state planning agency of its findings.

In 2024, City Planning staff conducted a preliminary review of the Comprehensive Plan. On October 28, 2024, the City submitted a letter to FloridaCommerce requesting additional time to complete a thorough analysis and prepare proposed revisions. The amendments resulting from this process are presented and evaluated in this document.

The evaluation and appraisal review identified outdated strategies, policies, and tables that are no longer required by statute or consistent with current planning practices. Additionally, overly detailed language has created conflicts in interpretation. In the proposed revisions, text recommended for removal is shown with strike-through formatting, while new language is presented with underlining. For brevity, many specific edits are not included in this staff report.

Summary of Proposed Amendments

1. Future Land Use Element. The City hereby amends the Future Land Use Element as follows:

- Updated long-term planning horizon to 2046
- Policy FLU 1.1.2, Strategy for Sustainability, is repealed.
- References to outdated maps in Policy FLU 1.2.1 are deleted.
- A new policy is adopted requiring that land use decisions be consistent with the availability of public facilities and services.
- Future Land Use Districts are relocated to Section FLU 1.2.7 through FLU 1.2.19.
- Policy FLU 1.2.20, Transfer of Development Rights, is adopted in coordination with County implementation of the TDR process.
- Language in Policies FLU 1.3.1, FLU 1.3.2, FLU 1.4.7, FLU 3.1.2, FLU 3.1.4, and FLU 5.1.2 is streamlined to remove unnecessary specificity.

- Sections in the Appendix detailing plan amendment and zoning standards of review have been moved to the Data and Analysis.

2. Transportation Element. The Transportation Element is amended as follows:

- Policy TRA 1.4.9, Transportation Corridor Aesthetics, is adopted.
- Policies TRA 1.5.7, TRA 1.8.1, TRA 2.1.3, and TRA 2.2.8 are repealed.

3. Housing Element. Minor adjustments are adopted; no substantive changes are made.

4. Infrastructure Element. Outdated deadlines are removed. Policy PWS 1.1.5, City Regulatory Authority, is repealed. Appendices containing copies of Consumptive Use Permits are deleted.

5. Conservation Element. Policy 3.1.3, City Projects, is repealed

6. Recreation and Open Space Element. Policies REC 1.1.1 and REC 1.1.2, Recreation Level of Service Standards, are repealed.

7. Intergovernmental Coordination Element. No substantive changes are adopted.

8. Capital Improvements Element. Table 1, Five-Year Capital Improvement Plan, and Table 4, Prioritizing Capital Projects, are repealed.

9. Economic Development Element. The Economic Development Element is hereby amended as follows:

- The names of current economic development partners have been updated within this section.
- Multiple public plans with which the City collaborates have been incorporated.
- **Policy ECD 1.1.5** – Entrepreneur Development through the University of Central Florida/Eustis Business Incubator – is adopted.
- **Policy ECD 1.1.6** – Development Incentives – is adopted into this element.

10. Property Rights Element. No substantive changes are adopted.

Recommended Action:

Staff recommends that the City Commission transmit this Comprehensive Plan Text Amendment (2025-CPT-01) to the FloridaCommerce for their review and comments.

Alternatives:

1. Transmit the Comprehensive Plan Text Amendment to the FloridaCommerce for comments and review.
2. Not transmit the Comprehensive Plan Text Amendment to the FloridaCommerce.

Budget/Staff Impact:

Not Applicable

Business Impact Estimate:

Not Applicable

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Attachment:

Exhibit A