

ORDINANCE NUMBER 25-38

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF EUSTIS, SPECIFICALLY TO ADOPT CITY-INITIATED EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; (1) UPDATE THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, ECONOMIC DEVELOPMENT, AND PROPERTY RIGHTS ELEMENTS OF THE COMPREHENSIVE PLAN, (2) TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Eustis Comprehensive Plan 2010-2035 on November 4, 2010; and

WHEREAS, the City of Eustis periodically amends its Comprehensive Plan in accordance with Section 163.3191, Florida Statutes; and

WHEREAS, these Plan amendments improve internal consistency of the Comprehensive Plan and remove outdated language, due-dates and/or deadlines and planning techniques; and

WHEREAS, the City of Eustis advertised and held public hearings in accordance with Section 163.3191, Florida Statutes; and

WHEREAS, the City of Eustis Local Planning Agency recommended approval of the Comprehensive Plan amendment at a public hearing on December 9, 2025; and

WHEREAS, the City Commission held a public hearing on December 9, 2025 with all required public notice for the purpose of hearing and considering the comments of the general public; and

WHEREAS, the City Commission finds that the Plan, as amended, is internally consistent with and compliant with the provisions of State law including, but not limited to, Part II, Chapter 163, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City of Eustis, Florida: That the City of Eustis Comprehensive Plan 2025-2046 is hereby amended as follows:

Section 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- Policy FLU 1.1.2, Strategy for Sustainability, is repealed.
- References to outdated maps in Policy FLU 1.2.1 are deleted.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.

Section 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.

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

Section 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.

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 Policy 3.1.3, City Projects, is repealed.

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

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

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

Section 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.

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

3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

- That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.
- The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Commerce notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Commerce or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Commerce.

Section 11. Adoption of Exhibit A. The City of Eustis Comprehensive Plan 2025–2046, as amended herein, is adopted in its entirety and incorporated by reference as “Exhibit A” to this Ordinance.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 9th day of December 2025.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this ____ day of ____ 2025, by Willie L. Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Ordinance Number 25-38 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk