



# E U S T I S S T A T S



Located in the North Orlando Metropolitan Area, Eustis is a friendly waterfront community and an ideal location for business and industry. Eustis has a beautiful waterfront, a unique historic downtown, and quality, family-oriented neighborhoods. It is a great place to live and do business. Eustis is a progressive, cutting-edge, business-friendly community that places a high priority on its quality of life and economic sustainability. A variety of

economic incentives and opportunities are available for existing and new businesses. The Lake Technical Center in Eustis provides customized technical training for employers and prepares students with the technical skills needed to enter the workforce.

Residents enjoy abundant opportunities for an active lifestyle, natural beauty and easy movement within the City and Region. Major retail centers, entertainment opportunities and a diverse calendar of cultural events and activities are available both locally and within easy commuting distance. The City's mission is to ensure its superior quality of life through continued engagement and partnering with the community to provide financially prudent and customer friendly services.

For more information about doing business in Eustis, and the entire Metro Orlando region, contact the Metro Orlando Economic Development Commission at 407.422.7159 or [info@OrlandoEDC.com](mailto:info@OrlandoEDC.com).

## From The Mayor

"Situated in the Golden Triangle of Lake County bordered by the cities of Mt. Dora and Tavares, Eustis is a city built around the feature that attracted the first settlers in 1875: a vibrant waterfront. Situated on Lake Eustis, the revitalized downtown is the center of a warm, family-focused community which features a successful live theatre, a thriving music scene, exciting night life, and a nurturing public arts environment.

But Eustis is more than just a nice area to live; it's also a rewarding place to do business. Beginning with a strong education base, including Lake Technical Center, and continuing with a recently-articulated vision to become energy independent, embracing new, cutting edge technologies, our community is focused on making Eustis the kind of place where business owners and workers are excited to both live, work and play.

Please accept this personal invitation to visit our friendly and vibrant City. I guarantee you will see why so many visitors choose to make Eustis their own hometown."

Michael Holland, Mayor



## MAJOR EMPLOYERS

- City of Eustis
- Publix Foods
- Florida Foods
- Lake County Schools
- Insulated Component Structures of Florida, Inc.

## CITY STATS

### Incorporated

1883

### Population

18,558

### Municipal

### Boundaries

11.8 square miles

### Government

Council/Manager

## CITY OF EUSTIS DEPARTMENTS/CONTACTS

### City Manager

Paul A. Berg  
352.483.5430  
[bergp@ci.eustis.fl.us](mailto:bergp@ci.eustis.fl.us)

### Development Services Director

Dianne Kramer  
352.483.5460  
[kramerd@ci.eustis.fl.us](mailto:kramerd@ci.eustis.fl.us)

### Building Official

David Ford  
352.483.5462  
[building@ci.eustis.fl.us](mailto:building@ci.eustis.fl.us)

### Assistant to the City Manager/Community Relations

Richard Hoon  
352.483.5430  
[hoonr@ci.eustis.fl.us](mailto:hoonr@ci.eustis.fl.us)



## INCENTIVES

### City Incentives

The City of Eustis is interested in assisting you with your business plans and provides incentives based on specific development proposals. The City offers a deferral plan for the payment of water/sewer impact fees and has a utility tax ordinance which caps the tax rate on manufacturing. A master stormwater project will be completed in 2012 so that most downtown development will not require on-site stormwater retention.

### County Incentives

Lake County has enacted the Job Growth Investment Trust Fund, which may award a qualified business up to \$4,000 for each new job created at a salary of 115 percent of the County's average annual wage. The County has also waived transportation and school impact fees through 2012.

*"Lake County has amazing natural resources in its land and its people. Recent improvements in our transportation system, expansion of our local college, and renewed focus of the business community toward creating a strong economy have built upon these natural resources -- resulting in a wonderful place to operate and locate a company."*

*Kristen Bartch Knight  
Atex Distributing, Inc.*

## RECENT BUSINESS ESTABLISHMENTS

**Elite Uniforms** (Retail/Medical Uniforms & Scrubs).  
**Michael's at A Third Place** (Fine Dining/Restaurant)  
**RaceTrac Store #223** (Convenience/Gas)  
**Harper's Draught House** (Bar/Specialized Craft & Import Beers)  
**First Green Bank** (Banking)  
**Paws & Effect Groom & Spa** (Pet Grooming and Care)  
**Formally Yours, Inc.** (Formal Wear for All Occasions)

### OTHER ACTIVITY:

- Completion of the Downtown Master Plan and the first phase of streetscape construction
- Ferran Park Master Plan for lakefront improvements
- Completion of a Community Redevelopment Area (CRA) Plan
- Brownfield development opportunities through a \$400,000 EPA assessment grant
- Form-based Land Development Code & Fast Track Permitting
- Completion of a Pedestrian/Bicycle Master Plan

## MAJOR BUSINESS DISTRICTS

<u>District</u>	<u>Acreage</u>	<u>Classification</u>	<u>Industry Focus</u>
GC	427 acres	General Commercial	Intense Commercial
GI	180 acres	General Industrial	Industrial & Manufacturing
MCI	382 acres	Mixed	Commercial & Industrial
MCR	438 acres	Mixed	Commercial & Residential
CBD	64 acres	Central Business District	Downtown Commercial

Updated 0511

Founded in 1977, the EDC markets Metro Orlando as a top location for business investment and expansion.

Committed to diversification of our region's economic base, the EDC specializes in development of the technology, corporate business, international trade and film/television production industries. For more information about the EDC, visit [OrlandoEDC.com](http://OrlandoEDC.com) or call 407.422.7159.

***"Putting imagination to work" is a registered service mark of the Metro Orlando Economic Development Commission.***