



City of Eustis

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

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: July 16, 2026

RE: Resolution Number 2026-59: Annexation Agreement and Applicant's Agreement to Provide Water Service Outside the City Limits for a Real Property at 110 Fruitwood Avenue (Alternate Key 3878119)

Introduction:

Resolution Number 2026-59 approves an Applicant's Agreement for provision of potable water to property outside the City limits, located at 110 Fruitwood Avenue, Eustis, FL (Alt. Key # 3878119)

Background:

Dennis Martin seeks water services from the City of Eustis at his property at 110 Fruitwood Avenue (Alt. Key 3878119) in unincorporated Lake County. The 0.17-acre contains a single-family residence that was recently constructed. The City has a water line that runs near his property, so he is seeking to tie it to that utility line.

By signing and submitting this application, Mr. Martin agrees that when/if the City has expanded into his area, his property will be annexed. He also understands that he will be paying for water impact fees and a higher monthly fee than residents who live inside the City limits.

Recommended Action:

Staff recommends approval of Resolution Number 2026-59

Policy Implications:

None

Alternatives:

1. Adopt Resolution Number 2026-59
2. Deny Resolution Number 2026-59

Budget/Staff Impact:

- Increased revenue from water service fees
- Potential future annexation when eligible, resulting in increased tax revenues

Business Impact Estimate:

Not applicable

Prepared By:

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Reviewed By:

Jeff Richardson, AICP, Interim Director of Development Services

Miranda Burrowes, Deputy City Manager