



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: JUNE 19, 2025

RE: RESOLUTION NUMBER 25-42: COMMERCIAL LEASE WITH LAKE  
EUSTIS PROPERTIES, LLC

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**Introduction:**

Resolution Number 25-42 authorizes the City Manager to execute a commercial lease with Lake Eustis Properties, LLC for municipal use of a full city block bounded by Bates Avenue, Grove Street, Hazzard Avenue, and Eustis Street.

**Recommendation:**

Staff recommends approval of Resolution Number 25-42.

**Background:**

In April 2021, the City of Eustis entered into a three-year lease for the “helipad” lot. That lease expired at the end of March 2024. The City of Eustis has received a request from Lake Eustis Properties, LLC, the real estate arm of the Lake Community Foundation, for the City to renew the lease for the property. The block was part of the former Florida Hospital Waterman site and is now owned by Lake Eustis Properties, LLC/Lake Community Foundation.

The key components of the lease include:

- Three-year term through May 31, 2028
- Either party may terminate the lease with 60 days written notice
- Annual rent of \$1.00 for the lease
- Owner agrees to provide all repairs and maintenance to current improvements
- City agrees to provide all repairs and maintenance to improvements or alterations
- City agrees to provide landscape maintenance
- City responsible for utilities
- City to maintain liability insurance

**Alternatives:**

1. Approve Resolution Number 25-42, authorizing the City Manager to execute the proposed lease agreement with Lake Eustis Properties, LLC.
2. Deny Resolution Number 25-42.
3. Modify the proposed lease agreement, understanding that the property owner must agree to the modifications.

**Community Input:**

There will be an opportunity for community input when Eustis City Commission considers this item.

**Budget and Staffing Impact:**

The lease itself is minimal at \$1 per year. The City will provide landscape maintenance through existing staff and equipment. There will be a cost to add the property to the City's portfolio of insured properties, but as a vacant property, the cost will be minimal.

**Prepared by:**

Tom Carrino, City Manager

**Attachments:**

Resolution Number 25-42 with Attached Commercial Lease with Lake Eustis Properties, LLC