



# City of Eustis

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TO: Eustis City Commission

FROM: Tom Carrino, City Manager

DATE: December 9, 2025

RE: Resolution Number 25-106: Approval of Perpetual Electric Utility Easement to Duke Energy Florida, LLC – Greenwood Cemetery Addition F

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## **Background**

Duke Energy Florida, LLC (“Duke Energy”) has requested a perpetual utility easement across City-owned property identified as Greenwood Cemetery Addition F, recorded in Plat Book 27, Page 49, Public Records of Lake County, Florida. The easement supports the construction, operation, maintenance, and future modification of electric and related communications facilities needed to serve existing and future electrical demand in the surrounding area.

The easement area consists of a ten-foot (10') uniform width strip, centered on the final installed alignment of Duke Energy’s facilities. A conceptual alignment map is included as Exhibit A to the easement. The document expressly protects cemetery markers, monuments, burial vaults, and similar features by prohibiting any removal or disturbance without the City’s prior written approval.

The easement has been reviewed, negotiated, and finalized. No further revisions are pending.

## **Analysis**

The perpetual easement grants Duke Energy the standard rights needed for safe construction, maintenance, vegetation management, ingress and egress, and installation of supporting structures such as guy wires. It also includes provisions for future adjustments to facilities and the easement area, including relocations associated with roadway projects.

The City maintains sufficient control to ensure cemetery protection, coordinate future uses, and require repair of any physical damage caused by Duke Energy’s work. The easement does not convey fee title and does not impede ongoing municipal operations within the cemetery.

Approval is consistent with the City's authority under Article VIII, Florida Constitution, Chapter 166, Florida Statutes (municipal home rule), and Chapter 163, Florida Statutes, relating to public infrastructure siting.

**Fiscal Impact**

Minimal. The easement consideration is nominal (\$1.00). Utility relocation, installation, and maintenance costs remain Duke Energy's responsibility.

**Business Impact Estimate**

Not applicable.

**Recommendation**

Staff recommends that the City Commission adopt Resolution Number 25-106, approving and authorizing execution of the perpetual utility easement to Duke Energy Florida, LLC, for Greenwood Cemetery Addition F.

**Attachments**

1. Resolution Number 25-106
2. Perpetual Easement to Duke Energy Florida, LLC (final, approved)

**Prepared By**

Sasha Garcia, City Attorney

**Reviewed By**

Michelle Saxman, GIS/Engineering Specialist  
Tom Carrino, City Manager