



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 18, 2024

RE: Resolution Number 24-58: Site Plan Approval with Waivers for a Fast Food Restaurant with Drive-Through, Located along the South Side of US Hwy 441 Between Kurt St and Dillard Road (Alternate Key Numbers 1632501, 3800670, and 3800677)

Introduction:

Resolution Number 24-58 approves a Site Plan with Waivers (2024-SP-01) for a Zaxby's fast food restaurant with drive-through lanes on approximately 2.14 acres of land, located along the south side of US Hwy 441 Between Kurt St and Dillard Road (Alternate Key Numbers 1632501, 3800670, and 3800677)

Background:

- a) The subject property is about 2.14 acres in size and is currently vacant.
- b) The site is within the General Commercial (GC) land use district, which allows for the fast food restaurant.
- c) The property is within the Suburban Corridor Design District. The project utilizes the Commercial building lot type.
- d) The site and surrounding properties' land use, design district designations, and existing uses are shown below:

Properties Existing Use, Future Land Use, Design District Designations			
Location	Existing Use	Future Land Use	Design District
Site	Vacant – partially wooded	GC - General Commercial	Suburban Corridor
North	Vacant	GC - General Commercial	Suburban Corridor
South	Single-Family Residential Neighborhood	Lake County – Urban High	N/A
East	Commercial Building (Unoccupied)	GC- General Commercial	Suburban Corridor/
West	Restaurant(s)	GC- General Commercial	Suburban Corridor

Proposed Development:

The proposed site plan (2024-SP-01) includes a 2,900 +/- square foot Zaxby's Restaurant with drive-through lanes. The property fronts on two streets: US Highway 441 (north) and Dora Avenue (south). The applicant requests waivers to the maximum building setbacks, minimum building frontage buildout, window area cover, and drive-through location.

Waivers:

- a) Waiver to both street setbacks to allow setbacks of 90 feet from the property line adjacent to US Highway 441 in place of the maximum setback of 75 feet (Section 110-4.13);
- b) Waiver to both minimum 50% frontage buildout percentage to allow frontage buildout of 32 % along US Highway 441 (Section 110-4.13);
- c) Waiver to 115-6.1(e) that requires 40% window fenestration. The applicant proposes to provide faux windows with shutters and awnings as a proposed alternative.
- d) Waiver to Section 115-6.1.3 regarding drive-through facilities to be located along the side and rear of the building. The applicant proposed to locate drive-through lanes along the front of the building.

Considerations/Waiver Review:

- a) Street yard setback: The commercial lot type (Section 110-4.13) allows a variable street yard setback from 0 to 75 ft. This requirement allows flexibility in the site design. However, the project site design required that the building be setback further. The site design shows the building at 90 feet, with a row of parking spaces, the through travel lane, and two lanes feeding the drive-through. A waiver allowing a setback larger than 75 feet from the street allows the applicant to construct the drive-through and traffic circulation more efficiently.
- b) Frontage buildout percentage: The commercial lot type requires buildings to extend at least 50% of the lot width and depth. This is a design requirement to keep the street frontages looking full. The applicant requests a waiver to allow less than 50 percent building frontage, allowing for 32 percent building frontage along US Highway 441. Consideration for frontage buildout along Dora Avenue does not apply as the properties are separate lots to be treated as "out parcels" for future development.
- c) Store Front Character: Waiver to 115-6.1(e) that requires 40% window fenestration. The applicant proposes to provide faux windows with shutters and awnings as a proposed alternative.
- d) Drive-through Facilities: Section 115-6.1.3 states that drive-through facilities are to be located along the side and rear of the building. The drive-through lanes and order boards in this site plan will be located on the US Highway 441 side of the building. Landscaping in the US Highway 441 perimeter buffer will provide partial screening of the drive-through queue lanes and order boards.

Applicable Policies and Codes:

- a) **Section 110-4.13: Commercial Building Lot.** A building lot located and designed to accommodate a single use office and retail that are predominately located as part of a retail complex.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	50	300
Lot Depth (ft)	100	300
Lot Size (sf)	5,000	90,000
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	75
Common Lot Setback (ft)	0	-
Rear setback (ft)	15	-
Frontage Buildout (5)	50	100

- b) **Sec. 115-5. Frontage buildout requirements and retail complex block configuration.**

- c) **Sec. 115-6.1 All districts.**

(e) Storefront character. Commercial and mixed-use buildings shall express a "storefront character". This guideline is met by providing all of the following architectural features along the building frontage as applicable. Commercial and mixed-use buildings located on arterial roads in a suburban corridor design district (i.e. US Hwy 441, SR 19 south of Ardice Ave./north of Laurel Oaks) shall be exempt from meeting these requirements.

(2) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).

(3) Large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 30 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement.

- d) **Sec. 115-6.1.3. Drive-through services and automotive lifts.**

Drive-through services. Drive-through customer services shall be located at the rear or the side of the building. In urban areas, the drive-through may be located at the rear or side of a building or on a side facing a "B" street. Drive-throughs shall not be permitted along "A" streets in urban areas.

Recommended Action:

The City of Eustis Development Review Committee has reviewed the proposed site plan and has found the proposed plan compliant with the City Land Development Regulations with the exception of the requested waivers. Staff recommends approval of the proposed preliminary site plan with waivers.

Policy Implications:

None

Alternatives:

Approve Resolution Number 24-58

Deny Resolution Number 24-58

Budget/Staff Impact:

None

Prepared By:

Jeff Richardson, AICP, Deputy Director

Reviewed By: