



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: February 19, 2026

RE: FIRST READING

Ordinance Number 26-05: Burger King Restaurant New Noncompliant Pylon Sign – SR 19 N

Case Number: 2026-CUP-001

Project Name: SR19N Burger King Pylon Sign

Application Type: Conditional Sign Permit

Applicant: Eddie Alvarez, Adiser Orlando, LLC

Property Owner: Burger King Company LLC

Location: Outparcel of Publix at SR 19 & CR 44

Parcel ID: 35-18-26-0003-000-06500

Alternate Key: 3800866

Future Land Use: General Commercial (GC)

Design District: Suburban Corridor (SC)

Introduction:

The purpose of this agenda item is to consider approval of a Conditional Sign Permit for the existing, freestanding pylon sign located at the Burger King restaurant at 1909 State Road 19 North. The request would allow the existing 42-foot sign height and approximately 89-square-foot sign cabinet to remain as built, subject to beautification and maintenance conditions consistent with City Commission direction.

Background:

A sign contractor installed a new sign cabinet on an existing pole without obtaining a City sign permit, resulting in Code Enforcement Violation ID 2501171. The property is located within the Suburban Corridor Design District, which limits freestanding signs to 15 feet in height and 50 square-feet of copy area. The existing sign measures approximately 42 feet in height with an 89-square-foot cabinet, exceeding district standards.

At the February 5, 2026 meeting, the City Commission determined that the existing height and copy area are acceptable for this location along the SR 19 commercial corridor. The Commission directed staff to work with the applicant on beautification measures, including potential participation in the America in Bloom (AIB) program or equivalent landscaping improvements. The applicant has agreed to adopt and maintain the SR 19 frontage area adjacent to the site, including mowing, litter removal, and routine upkeep.

Approval of the Conditional Sign Permit will bring the sign into compliance through the legislative process and allow closure of the code enforcement case.

Recommended Action:

Approve the Conditional Sign Permit for the existing freestanding sign at 1909 State Road 19 North, allowing the existing 42-foot height and 89 square-foot cabinet to remain as built, subject to beautification and maintenance conditions as outlined in the ordinance.

Policy Implications:

Approval supports the City's corridor beautification goals and aligns with the Commission's direction to encourage participation in the America in Bloom program or equivalent landscaping improvements. The applicant's commitment to maintain the SR 19 frontage area provides an ongoing public benefit and reduces long-term maintenance demands on the City. The action also resolves an active code enforcement case through a transparent, legislative process.

Alternatives:

1. Approve the Conditional Sign Permit with the conditions recommended by staff.
2. Approve the Conditional Sign Permit with modified conditions.
3. Deny the Conditional Sign Permit, which would require the sign to be brought into compliance with Suburban Corridor Design District standards.

Budget/Staff Impact:

Not Applicable

Business Impact Estimate:

Approval of the Conditional Sign Permit avoids the cost of modifying or replacing the existing sign and instead redirects applicant resources toward beautification and maintenance of the SR 19 frontage. The required maintenance commitments reduce City labor and enhance corridor aesthetics, providing a positive long-term impact on the surrounding commercial area.

Prepared By:

Mike Lane, Development Services Director

Reviewed By:

Miranda Burrowes, Deputy City Manager