

## RESOLUTION NUMBER 22-90

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A CONDITIONAL SIGN FOR THE EUSTIS WATERFRONT GRILLE AT 350 LAKESHORE DRIVE TO PERMIT TWO BUILDING SIGNS TOTALING 146-SQUARE FEET URBAN NEIGHBORHOOD DESIGN DISTRICT.**

**WHEREAS**, Daniel DiVenanzo, on behalf of Lake Investment Ventures, Property Owner, has made an application requesting approval of a conditional sign on approximately 1.64 acres located at 350 Lakeshore Drive, a property more particularly described as:

Alt. Keys: 1191181

Parcel Id Nos.: 11-19-26-0200-062-00000

EUSTIS, BADGER DIVISION W 231 FT BLK 62, THAT PORTION OF SCHULTZ STREET & CITRUS AVE, BOTH BEING 66 FT R/W WITHIN SUB DESCRIBED AS FOLLOWS: BEG AT A POINT ON N R/W LINE OF CITRUS AVE 33 FT W OF SE COR OF BLK 62, RUN S TO N'LY R/W LINE OF LAKESHORE DR, THENCE SW'LY ALONG N'LY R/W LINE OF LAKESHORE DR TO E LINE OF BLK 66, THENCE N'LY ALONG E LINE OF BLK 66 TO NE COR OF SAID BLK 66, W ALONG N LINE OF BLK 66 TO SHORELINE OF LAKE EUSTIS, THENCE NE'LY ALONG SHORELINE OF LAKE EUSTIS TO A POINT ON W LINE OF BLK 62, S ALONG W LINE OF BLK 62 TO SW COR OF BLK 62, E TO POB, THAT PORTION OF BLK 66 LYING N OF N'LY R/W OF LAKESHORE DR & E OF UNNAMED CANAL & W OF THE UNIMPROVED SCHULTZ STREET PB 5 PG 39 ORB 5078 PG 1044 ORB 5126 PG 1496 ORB 5129 PG 1971

**WHEREAS**, the property has a Land Use Designation of Urban Residential and a Design District Designation of Urban Neighborhood; and

**WHEREAS**, Section 115-11.5 of the Land Development Regulations permits conditional signs when there are unique situations or circumstances; and

**WHEREAS**, the applicant has provided information to demonstrate special circumstances and conditions to the site, the business, or the sign that are not applicable to other businesses pursuant to Land Development Regulations Section 115-11.2; and

**WHEREAS**, the request for a Conditional Sign has been properly noticed for a Quasi-Judicial Hearing before the Eustis City Commission, and the City Commission has found that the presented evidence demonstrates the following:

1. There are special circumstances and conditions peculiar to the site, the business, or the sign that are not applicable to other sites or businesses.
2. The approval does not grant any special privilege denied to other sites or businesses.
3. The sign is compatible with its environment and does not create any unsafe conditions or detriments to the public welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:**

**Section 1:** That the sign depicted on the attached "Exhibit A" is hereby approved as a conditional sign consistent with Section 115-11.5 of the Land Development Regulations.

**Section 2:** That this Conditional Sign approval shall be not be effective until the sign's compliance with the Florida Building Code is verified by the Building Official via issuance of a sign permit and completion of an approved inspection.

**NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:**

**DONE AND RESOLVED** this 13th day of December 2022, in a regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE  
CITY OF EUSTIS, FLORIDA**

\_\_\_\_\_  
Michael L. Holland  
Mayor-Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 14th day of December 2022, by Christine Halloran, City Clerk, who is personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires:  
Notary Serial No:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 22-90 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

\_\_\_\_\_  
Christine Halloran, City Clerk

EXHIBIT A

360 Inch

48 Inch



*1/4" x 2 1/2" lag screws every 16" oc top & bottom into  
2x8 wall framing.*

*Tapcon location  
through metal sign to  
masonry -*



Exterior Wall

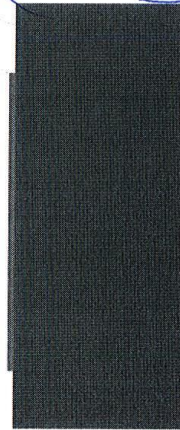
Oval Sign

Side View

Flush Mounted to concrete wall

Qty 8 Tapcons per sign

2.5" x .25" screw size



**HUNTER**  
SIGNS & MORE

PLEASE CHECK ALL SPELLING AND SIZES  
CAREFULLY. WE CANNOT MAKE CHANGES  
AFTER PRODUCTION BEGINS.

PRINTED COLORS MAY VARY  
SLIGHTLY FROM DIGITAL PROOFS.  
IF COLORS ARE CRITICAL, PLEASE ASK  
FOR A PRINTED PROOF.

ALL ORIGINAL ART/WORK NOT SUPPLIED  
BY THE CUSTOMER REMAINS THE SOLE  
INTELLECTUAL PROPERTY OF  
HUNTER SIGNS, LLC AND IS  
SUBJECT TO COPYRIGHT LAW.

SEPTEMBER 23, 2022

352-409-7446  
HUNTERSIGNS.COM