



# City of Eustis

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

TO: EUSTIS CITY COMMISSION  
FROM: Tom Carrino, City Manager  
DATE: August 1, 2024  
RE: Resolution Number 24-41: Approving a Site Plan with Waivers for a Self-Storage Facility at David Walker Drive and Huffstetler Drive (Alternate Key Number 3853069).

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## **Introduction:**

This agenda item was heard by the Eustis City Commission on May 16, 2024, but was tabled, and the Commission directed the applicant to reconsider the fencing and provide an alternative to window-less facades facing David Walker Drive and Huffstetler Road. The applicant has complied with adding aluminum perimeter fencing and faux windows on the building ends facing the streets and the plaza parking lot driveway. The revised site plan and the larger-scale elevations have been provided as additional information in the City Commission Agenda Packet.

Resolution Number 23-24 approves a site plan with waivers for a self-storage facility on approximately 1.07 +/- acres located at David Walker Drive and Huffstetler Drive (alternate key number 3853069).

## **Background:**

### **1. Pertinent Site Information:**

- a. The subject property comprises about 1.07 acres, which is currently a vacant out parcel of the Publix / Bealls Shopping Center
- b. The site is within the Mixed Commercial/Residential (MCI) land use district, which allows the storage facility as a permitted use.
- 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:

Location	Existing Use	Future Land Use	Design District
Site	Vacant	MCI	Suburban Corridor
North	Multi- Family Residential	MCR	Suburban Corridor
South	Vacant and Shopping Plaza	MCI	Suburban Corridor
East	Single Family Residential	MCI	Suburban Corridor
West	Shopping Plaza	MCI	Suburban Corridor

2. Proposed Development:

The proposed development plan includes four self-storage buildings and a parking area. The applicant is requesting the following waivers:

1. **Waiver To Section 115-6.1(a) Building Façade**  
Allow for no Designated/Defined Building Entrance
2. **Waiver To Section 115-6.1(d) Building Features**  
Allow Window-Less Buildings  
**The applicant has revised their proposed building facades to add spandrel-type (faux) windows to the street and plaza entrance facing sides.**
3. **Waiver to section 115-6.1(e) orientation**  
Allow for no Designated/Defined Building Entrance
4. **Waiver To Section 115-6.1.2(b) - Metal Buildings**  
Allow Metal Buildings along David Walker Rd Frontage

3. Waivers Requested Detail:

Section 115-6.1:

- a) **Public entrance. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface, or finish to emphasize the entrances.**
- d) Building features. Buildings shall utilize at least three of the following design features to provide visual relief along all elevations of the building: (**bold, italics, and underlined** indicate elements not met in the site plan submittal)
  - (1) Divisions or breaks in materials (materials should be drawn from a common palette).
  - (2) **Window bays.**
  - (3) **Separate entrances and entry treatments, porticoes extending at least five feet.**
  - (4) Variation in roof lines.
  - (5) **Awnings installed in increments of 15 feet or less.**
  - (6) **Dormers.**
  - (7) **Canopies extending at least five feet.**
  - (8) **Overhang extending at least five feet.**
  - (9) **Recessed entries (at least three feet from the primary façade).**
  - (10) **Protruding entries (at least three from the primary façade).**
  - (11) **Covered porch entries.**
- e) **Orientation. The primary building entrances shall be visible and directly accessible from a street. Building massing such as tower elements shall be used to call out the location of building entries.**

Sec. 115-6.1.2. Metal buildings.

(a) Definition. For the purposes of this section, a metal building is any structure (other than the exemptions included in subsection (d)) **that has steel or metal walls, sheeting, or siding on more than 25% of its exterior surface.** Painting or other surface coating shall not be considered a sufficient covering to eliminate the visibility of the metal exterior surface. In calculating the percentage of a building's exterior surface area, all exterior wall surfaces together with fascia surfaces and gable end areas of a building shall be included, less the total area of all exterior doors and windows. Metal garage or overhanging doors, soffits, or metal roofs are permitted and shall not be considered in the calculation.

(b) Permitted. Metal buildings may be constructed in general industrial (GI) land use districts. Metal buildings as defined in this section may be permitted in public institutional (PI) or mixed commercial industrial (MCI) land use districts if:

(1) The property has an existing metal building, and the construction proposes the expansion of the existing building or additional metal buildings associated with an existing city public works complex;

(2) **On property in the MCI district, in the established industrial use area along Dillard Road/Huffstetler Drive/Mount Homer Road.**

(c) Metal buildings on properties in PI and MCI land use districts that do not meet the above criteria may be approved by the city commission by waiver or variance as provided for in sections 102-21.1 and 102-31.1.

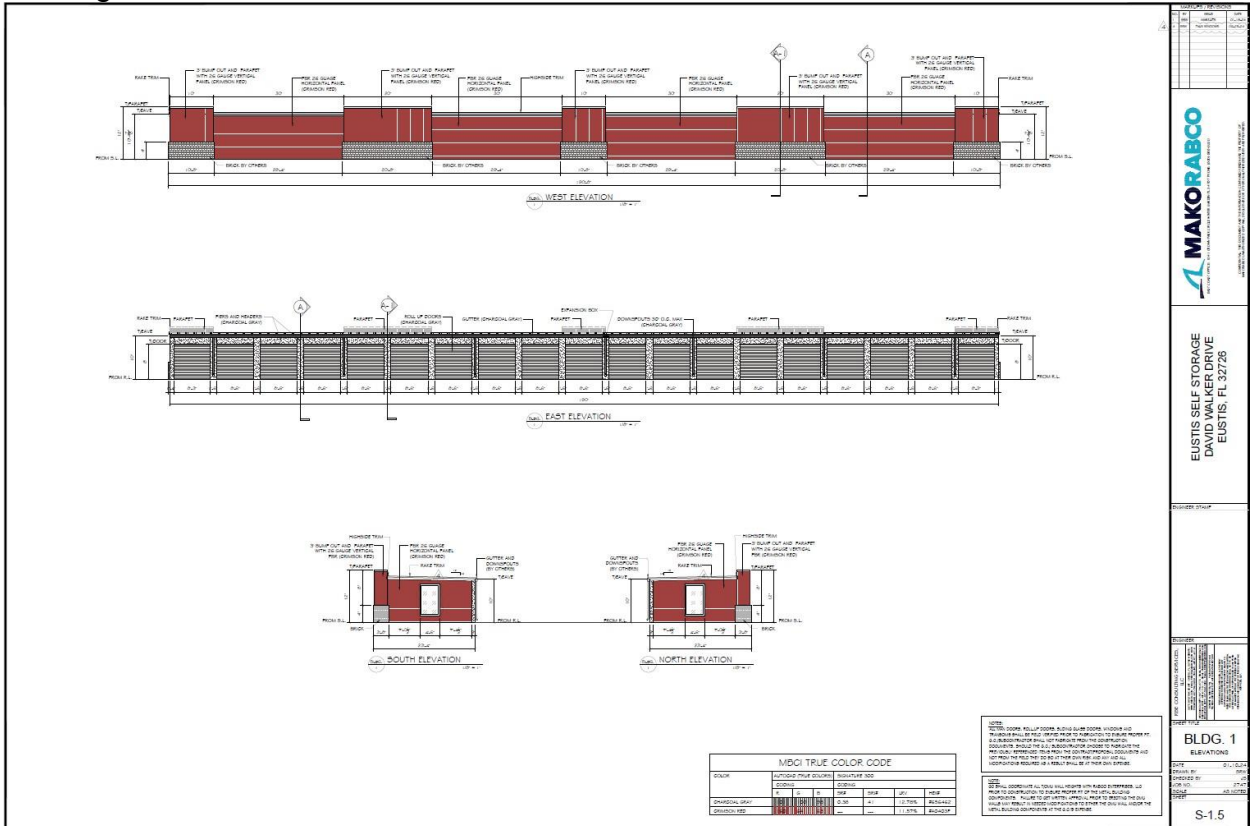
4. Considerations/Waiver Review:

The applicant proposes a 14,271-square-foot self-storage facility at the intersection of Huffstetler Road and David Walker Road. This facility is intended to be entirely self-service with no on-site manager or office. The lack of on-site staff or facility offices raises the need for waivers as there is no "building entrance" for the public. As a self-storage facility, window fenestrations on the storage buildings would defeat the purpose of a secure facility. The applicant intends to utilize metal construction with some alternate material trim. However, the buildings will exceed the maximum exposed metal allowed under Section 115-6.1.2 (a).

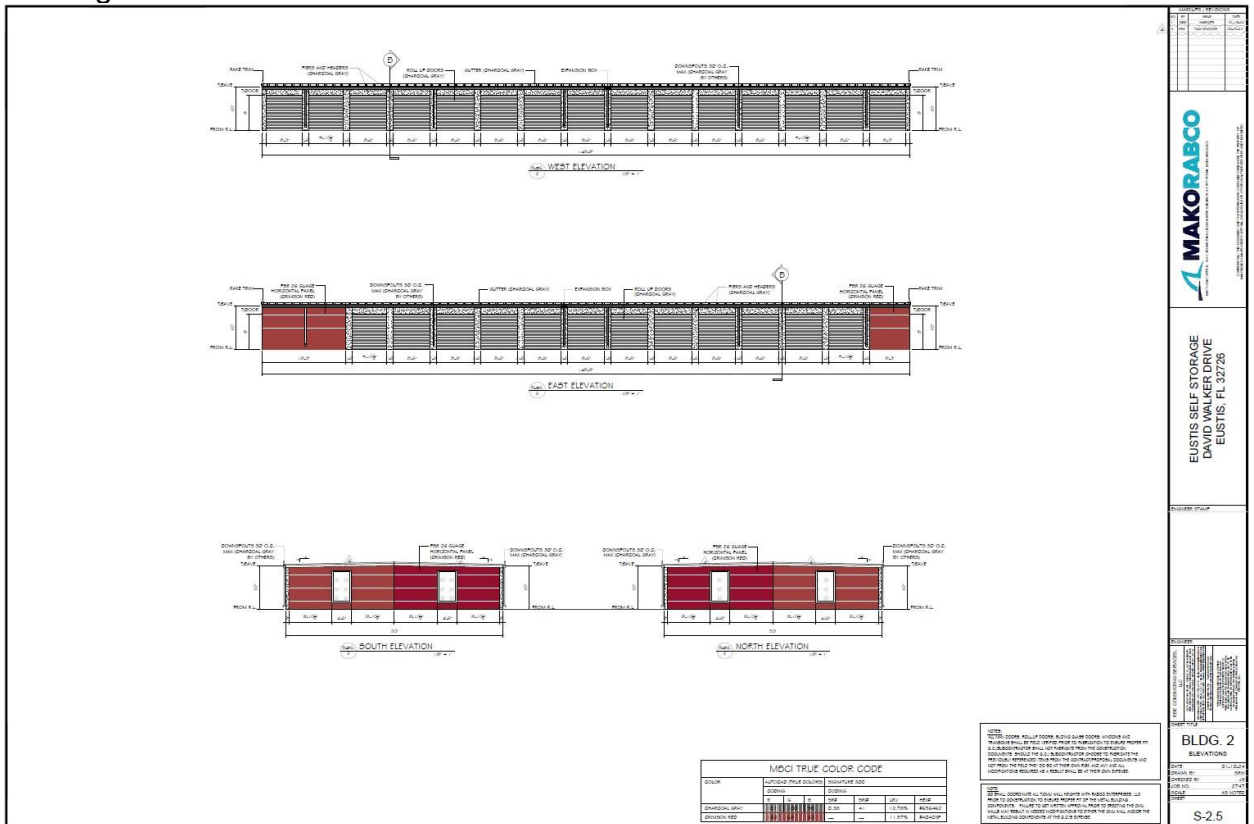
To summarize the waiver requests, the following is offered: the proposed site plan meets all sections of the Land Development Regulations except for Section 115-6.1(a) and 115-6.1(e). As the proposed self-storage facility is not staffed and does not have an office, it offers no specific "public entrance." Therefore, a waiver is requested to exempt this site plan from meeting those code sections.

For Section 115-6.1(d) Building Design, the applicant has incorporated varying cornice treatments providing a varying façade line along the shopping plaza interior elevation and the Huffstetler Road and David Walker Road elevation. The plan also incorporates variegation of depths with recesses along the building facades for the shopping plaza interior elevation and the Huffstetler Road and David Walker Road elevation. The proposed buildings do not incorporate windows due to the nature of their use, and there is no defined/designated "public entrance", therefore the applicant does not fully comply with Section 115-6.1(d) as the section calls for the incorporation of three (3) or more elements; however, the nature of the building does not logically allow for incorporation of other elements.

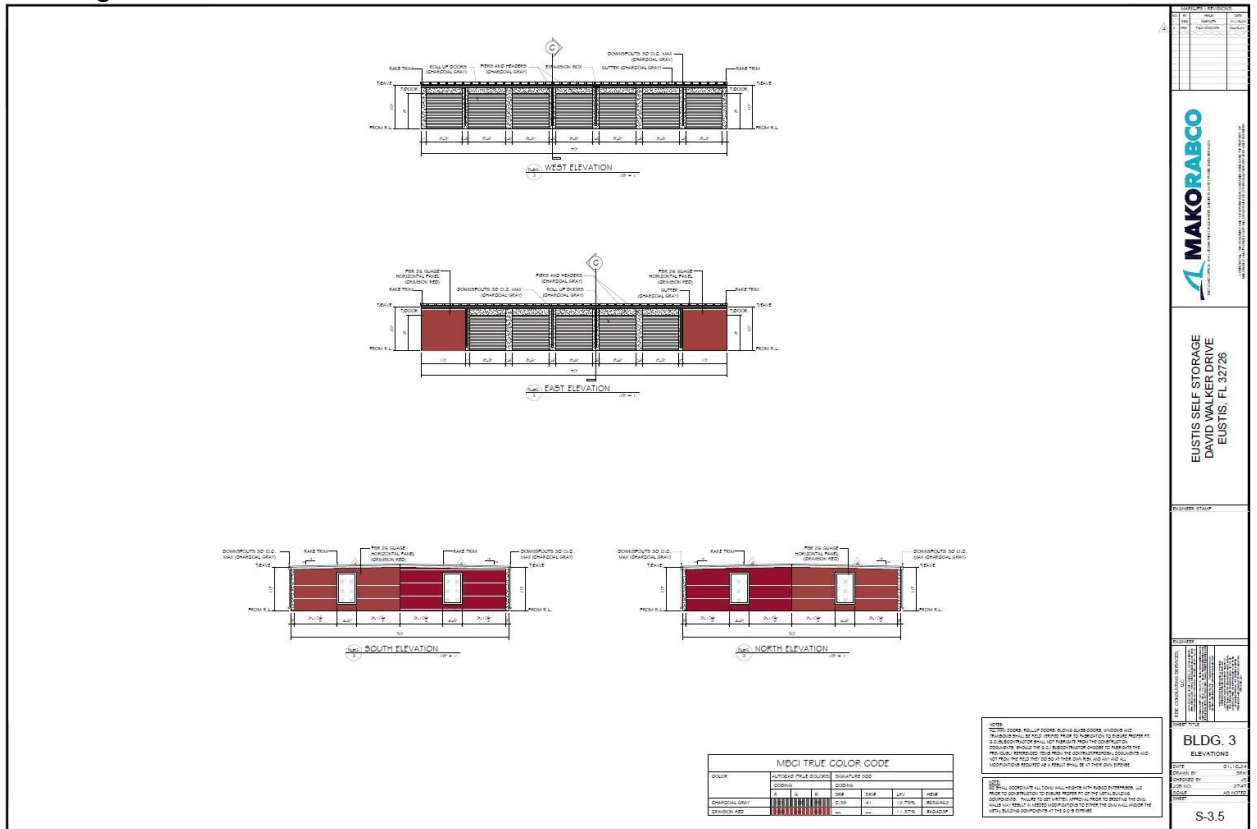
# Elevations: Building 1



# Building 2



# Building 3



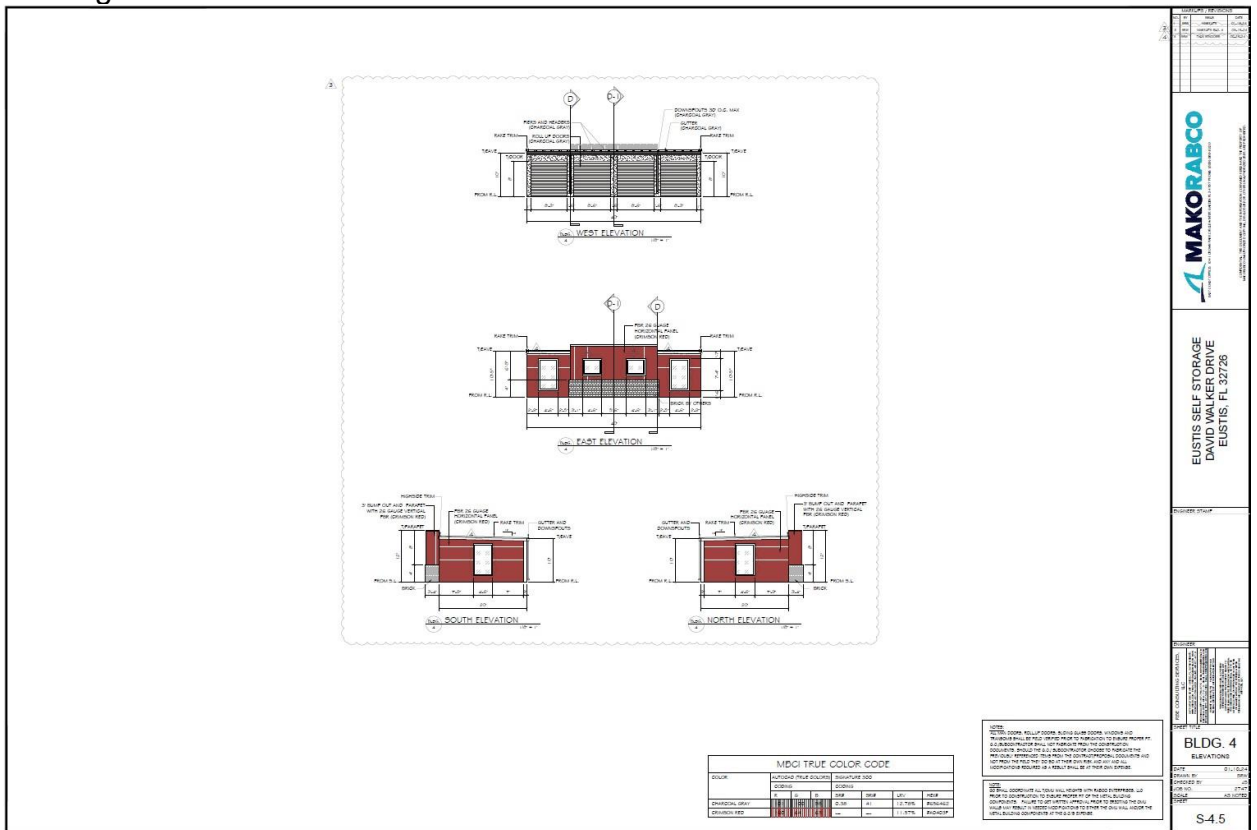
**MAKORABCO**  
 ARCHITECTURAL & ENGINEERING

**EUSTIS SELF STORAGE**  
 DAVID WALKER DRIVE  
 EUSTIS, FL 32726

**BLDG. 3**  
 ELEVATIONS

**S-3.5**

# Building 4



**MAKORABCO**  
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**EUSTIS SELF STORAGE**  
 DAVID WALKER DRIVE  
 EUSTIS, FL 32726

**BLDG. 4**  
 ELEVATIONS

**S-4.5**

Due to the nature of the use of the buildings and the location of the site, Staff does not find that the requested waivers detract from the intent of the Land Development Regulations for the specified Code Sections, and would recommend approval of the Site Plan (2022-SP-09 – Eustis Storage) with the requested waivers.

**Recommended Action:**

Staff recommends approval of Resolution Number 24-41.

**Policy Implications:**

None

**Alternatives:**

1. Approve Resolution Number 24-41
2. Deny Resolution Number 24-41

**Budget/Staff Impact:**

None

**Prepared By:**

Jeff Richardson, AICP, Deputy Development Services Director

**Reviewed By:**

Mike Lane, AICP, Development Services Director