

**RESOLUTION NUMBER 24-41**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING 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).**

**WHEREAS**, Noel Barnett, P.E., BARDEZCO, Inc. has made an application, on behalf of the property owner, ATC 2, LLC, for a site plan with waivers for a self-storage facility on approximately 1.07 +/- acres located at David Walker Drive and Huffstetler Drive, more particularly described as:

Alternate Key Number: 3853069

Parcel Identification Number: 22-19-26-0510-009-00002

EUSTIS, MOUNT HOMER PB 2 PG 29 FROM THE WEST 1/4 CORNER OF SECTION 22 TOWNSHIP 19 SOUTH RANGE 26 EAST RUN NORTH 00-24-00 WEST 132 FEET TO THE NORTH RIGHT OF WAY LINE OF US HWY 441, NORTH 89-38-00 EAST ALONG SAID NORTH RIGHT OF WAY LINE 1929.99 FEET TO THE WESTERLY RIGHT OF WAY OF DAVID WALKER ROAD, THENCE RUN NORTH 00-16-19 WEST ALONG SAID WEST RIGHT OF WAY LINE 645.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 790 FEET, A CENTRAL ANGLE OF 24-42-39, AN ARC LENGTH OF 340.71 FEET, A CHORD LENGTH OF 338.08 FEET AND A CHORD BEARING OF NORTH 12-05-01 EAST FOR THE POINT OF BEGINNING, THENCE RUN NORTH 65-33-40 WEST 53.92 FEET, THENCE RUN SOUTH 71-00-16 WEST 10.69 FEET, THENCE RUN NORTH 18-58-15 WEST 205.61 FEET, THENCE RUN NORTH 00-21-09 WEST 52.67 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF HUFFSTETLER ROAD, NORTH 89-38-51 EAST ALONG SAID SOUTH RIGHT OF WAY LINE 258.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 129-40-43 AN ARC LENGTH OF 56.58 FEET, A CHORD LENGTH OF 45.26 FEET AND A CHORD BEARING OF SOUTH 25-30-48 EAST TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF DAVID WALKER ROAD, THENCE RUN SOUTH 39-19-33 WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 68.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, THENCE RUN SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 790 FEET, A CENTRAL ANGLE OF 14-53-13, AN ARC LENGTH OF 205.26 FEET, A CHORD LENGTH OF

204.69 FEET, AND A CHORD BEARING OF SOUTH 31-32-57 WEST TO THE POINT OF BEGINNING, BEING PART OF BLK 9 ORB 5643 PG 365

**WHEREAS**, the property described above has a Land Use Designation of Mixed Commercial Industrial (MCI) and a Design District Designation of Suburban Corridor; and

**WHEREAS**, a Self-Storage Facility is a permitted use in the Mixed Commercial Industrial (MCI) land use designation; and

**WHEREAS**, the proposed site plan as submitted is generally consistent with the City's Comprehensive Plan and Land Development Regulations; and

**WHEREAS**, the proposed waivers to the Land Development Regulations meet the general intent of the regulations; do not jeopardize the health, safety, or welfare of the public; and include appropriate mitigation; and

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

### **SECTION 1.**

That the Site Plan for a self-storage facility, attached hereto as Exhibit A, is hereby approved with the following waivers:

- 1. Waiver To Section 115-6.1(a) Building Façade**  
Allow for no Designated/Defined Building Entrance for the commercial buildings
- 2. Waiver To Section 115-6.1(d) Building Features**  
Allow Spandrel-Type or Faux Windows on the Street and plaza entrance facing building facades (Exhibit C)
- 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

### **SECTION 2.**

That the Site Plan Approval shall be subject to the owner/developer complying with the following conditions:

- a. Constructing and maintaining a perimeter security fence per the detail included in the site plan (Exhibit A and Exhibit B)
- b. Obtaining Final Construction and Engineering Plan approval within one year, and developing the property per the approved Site Plan as referenced in Section 1 and attached hereto as Exhibit A.
- c. Obtaining and providing copies of all applicable permits from other jurisdictional agencies.

### **Section 3.**

That should any section, phrase, sentence, provision, or portion of this Resolution be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Resolution as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

**Section 4.**

That this Resolution shall become effective upon filing.

**DONE AND RESOLVED** this 1st day of August, 2024, in 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 1st day of August, 2024, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are 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 for the use and reliance of the Eustis City Commission, but I have not performed an independent title examination as to the accuracy of the legal description.

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

\_\_\_\_\_  
Date

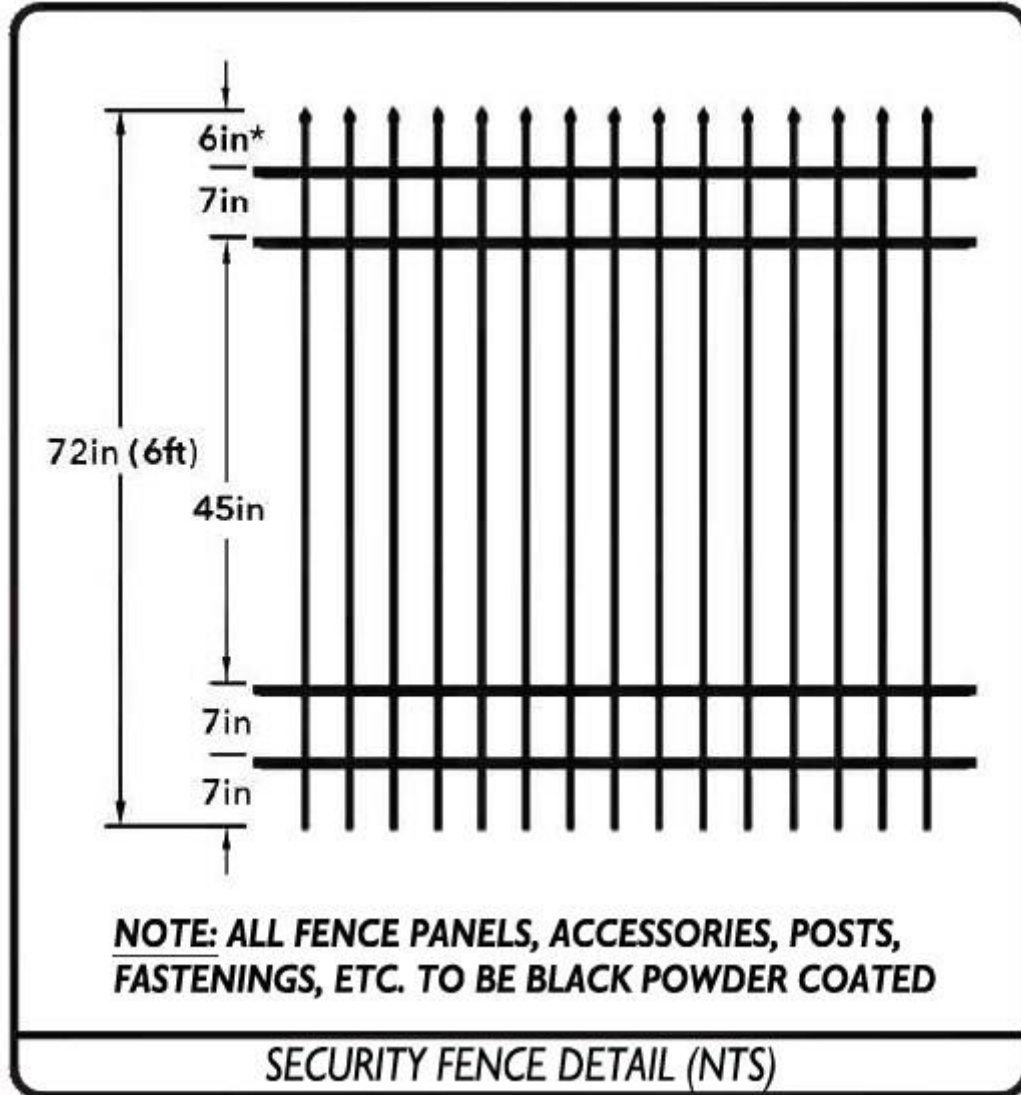
**CERTIFICATE OF POSTING**

The foregoing Resolution Number 24-41 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

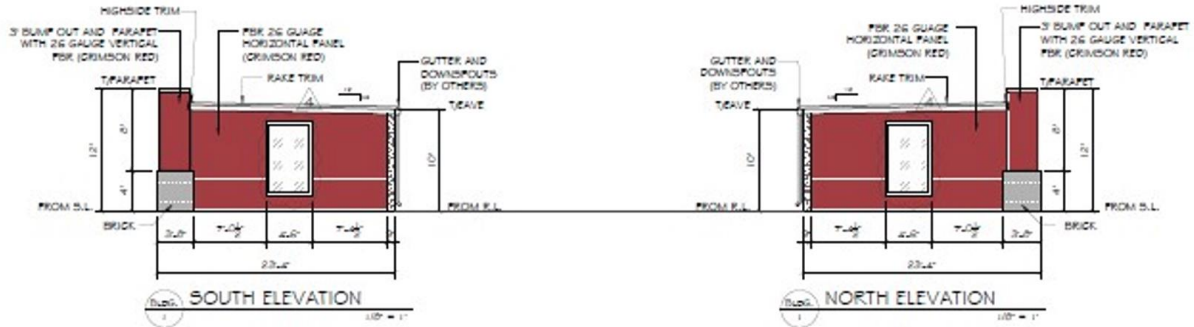


EXHIBIT B – FENCING DETAIL

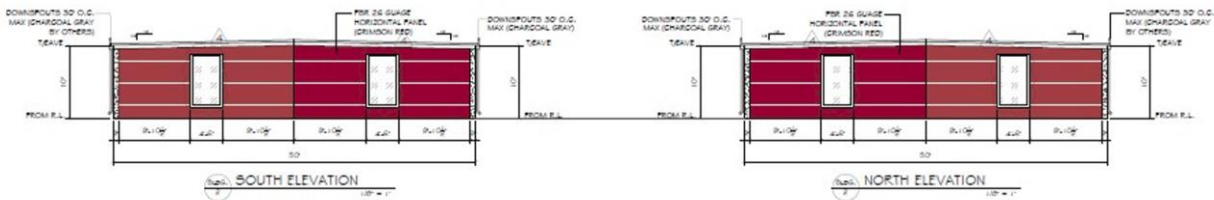


# EXHIBIT C – FAUX WINDOW DETAIL

## Building 1



## Buildings 2 & 3



## Building 4

