

RESOLUTION NUMBER 25-47

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 4.63 +/- ACRES LOCATED AT 36640 S FISHCAMP ROAD (ALTERNATE KEY NUMBER 1213177).

WHEREAS, Novack & Sons, Inc., the property owner, has made an application, for a site plan with waivers for a self-storage facility on approximately 4.63 +/- acres located at 36640 S Fish Camp Road, more particularly described as:

Alternate Key Number: 1213177

Parcel Identification Number: 32-18-26-0001-000-01200

BEG ON CENTERLINE OF HWY ON W LINE OF SE 1/4 OF NE 1/4, RUN N 292.12 FT, E 219.78 FT, N TO RR, NE ALONG RR TO PT 549.5 FT E OF W LINE OF SE 1/4 OF NE 1/4, S TO HWY, W TO POB--LESS RD R/W & LESS BEG AT INTERSECTION OF N R/W LINE OF CR 44 & E'LY R/W LINE OF SOUTH FISHCAMP RD, RUN N 89-14-43 E 30 FT ALONG SAID N R/W LINE OF CR 44, N 26-40-57 W 66.72 FT TO E'LY R/W LINE OF SAID S FISHCAMP RD, S 0-02-25 W 60 FT FOR POB FOR ADDITIONAL RD R/W-- ORB 637 PG 481

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

WHEREAS, a Self-Storage Facility was a permitted use in the Mixed Commercial Residential (MCR) land use designation at the time of application; 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 115-9.3.2 Suburban Design District Standards

Allow substitution of canopy trees in the noted buffers with understory trees – applies to trees in the 10' buffer in the northwest corner of the site and the 15' buffer along the frontage of CR 44 on the south boundary due to existing overhead power lines.

2. Waiver To Section 115-6.2 Metal Buildings

Allow metal buildings with insulated stucco board panels for the sides of the building facing the road.

3. Waiver to section 110-4.13 Commercial Building Lot

Allow for primary structures to exceed the 75' maximum setback due to circulation and operational needs of the self-storage.

4. Waiver To Section 114-4.13 Commercial Building Lot

Waiver to frontage buildout and design standards to meet fenestration and architectural requirements along CR 44. Self-storage buildings do not provide street-facing windows or transparent features.

SECTION 2.

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

- a. 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.
- b. 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 17th day of July, 2025, in regular session of the City Commission of the City of Eustis, Florida.

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

Willie L. Hawkins
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

Resolution Number 25-47

Site Plan with Waivers – 2025-SP-02 (Alternate Key 1213177)

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CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 17th day of July, 2025, by Willie L. Hawins, Mayor/Commissioner, 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 25-47 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one 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

ADJACENT ZONING = AGRICULTURE
FUTURE LAND USE = URBAN LOW DENSITY

