



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: July 17, 2025

RE: Resolution Number 25-47: Approving a Site Plan with Waivers for a Self-Storage Facility at 36640 South Fish Camp Drive (Alternate Key 1213177)

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## **Introduction:**

Resolution Number 25-47 approves a site plan with waivers for a self-storage facility on approximately 4.63 +/- acres located at 36640 S Fish Camp Road (alternate key number 1213177).

## **Background:**

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

- a. The subject property comprises about 4.63 acres, which is currently a vacant parcel.
- b. The site is within the Mixed Commercial/Residential (MCR) land use district, which allowed for a storage facility as a permitted use at time of application submittal.
- 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	MCR	Suburban Corridor
North	Single-family residential and CSX ROW	Urban Low	N/A
South	Gas Station	MCR	Suburban Corridor
East	Vacant	MCR	Suburban Corridor
West	Vacant	MCR	Suburban Corridor

### **2. Proposed Development:**

The proposed development plan includes three self-storage buildings, a parking area with a boat/RV storage canopy, and a sales office building. The applicant is requesting the following waivers:

#### **1. Waiver To Section 115-9.3.2 (a) (2) & (3) 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 115-6.1.2 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 110-4.13 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.

### 3. Waivers Requested Detail:

**(bold, italics, and underlined)** indicate elements not met in the site plan submittal)

Section 115-9.3.2 (a) (2) & (3):

#### 2) *Landscape buffer along public streets.*

a. A 15 to 24-foot landscape buffer shall be required along public streets with vegetation planted per the table below. Buffers smaller than 15 feet may be permitted when the building is sited with a street setback between 5 to 15 feet, or when the buffer must be reduced to meet individual site constraints. When a building is sited with a zero street setback, they shall be exempt from any street yard buffer requirement.

b. All planted shrub and groundcover areas shall achieve 100 percent coverage of their planting area within one year.

Street Buffer Planting Requirements			
<b><u>Canopy trees</u></b>	<b><u>2 per 100 ft.</u></b>	<b><u>2" DBH, 12' hgt</u></b>	<b><u>30 gal</u></b>
Understory trees	3 per 100 ft.	1.5 – 2" cal., 7' hgt	15 gal
Continuous hedge		24" min	3 gal

c. Additional features such as maximum 24-inch knee walls and maximum 48 inch decorative "wrought iron" picket fences shall also be allowable elements. Decorative fences must have at least 50 percent of required buffer planting adjacent to right-of-way.

d. Permitted features for front buffers - sidewalks, signs, low wall and 'wrought iron' or decorative treated wood picket fences, retention features.

e. Prohibited features in front buffers - chain-link, untreated non-decorative wood or PVC fences, walls greater than two feet, loading, service or dumpster areas or similar items may not be placed in the front buffer or in any additional 'open space' adjacent to the street.

#### (3) *Suburban adjacencies for nonresidential parcels.*

##### a. Landscape buffers between parcels.

1. A minimum ten-foot landscape buffer is required between adjacent tracts (side and rear property boundaries) with vegetation planted per table 2. shrubs and groundcover shall comprise at least 30 percent of the landscaped area.

2. On adjoining parcels of similar use, when designed as one buffer (such as adjacent commercial outparcels with automobile and pedestrian cross access), the combined buffers may be reduced to a total of ten feet if the shrub and groundcover landscape areas are increased to at least 75 percent of the total required buffer area. The combined ten-foot buffer

shall require a total of **two canopy trees** and three understory trees per 100 linear feet. No less than five feet is required on each of the two adjoining parcels.

3. Unless the adjacent parcel has a residential land use, the side requirement can be waived if the building is sited with a zero common lot setback.

Table 2.0 Side and Rear Buffer Requirements	
<b><u>Canopy Trees (per 100 l.f.)</u></b>	<b><u>2 per 100 l.f.</u></b>
Tree DBH/Height	2" DBH, 12' overall height
Container Size	30 gal.
<b><u>Understory Trees</u></b>	<b><u>3 per 100 l.f.</u></b>
Tree DBH/Height	1 1/2" – 2" DBH, 7' overall height
Container Size	15 gal.
<b><u>Shrub screen (per 100 l.f.)</u></b>	
Square Ft. of Shrubs	(33) 3 gal plants, 24" minimum at installation to create 36"—42" high by 36" wide hedge or continuous landscape screen with a 90 percent opacity within 1 year of planting;
Container size	3 gal.

#### 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.

## Section 110-4.13 Commercial Building Lot (Both Waivers Requested)

A building lot located and designed to accommodate single use office and retail that are predominately located on corridors as part of a retail complex.

<u>LOT REQUIREMENTS</u>	<u>MIN</u>	<u>MAX</u>
<u>Lot Width (ft)</u>	<u>50</u>	<u>300</u>
<u>Lot Depth (ft)</u>	<u>100</u>	<u>300</u>
<u>Lot Size (sf)</u>	<u>5,000</u>	<u>90,000</u>
<u>BUILDING ENVELOPE</u>	<u>MIN</u>	<u>MAX</u>
<b><u>Street Setback (ft)</u></b>	<b><u>0</u></b>	<b><u>75</u></b>
<u>Common Lot Setback (ft)</u>	<u>0</u>	<u>—</u>
<u>Rear Setback (ft)</u>	<u>15</u>	<u>—</u>
<b><u>Frontage Buildout (%)</u></b>	<b><u>50</u></b>	<b><u>100</u></b>
<u>ACC BLDG ENVELOPE</u>	<u>MIN</u>	<u>MAX</u>
<u>Street Setback (ft)</u>	<u>Permitted in rear yard only; setback 5'</u>	
<u>Common Lot Setback (ft)</u>		
<u>Rear Setback (ft)</u>		
<u>Building Footprint (sf)</u>		
<u>BUILDING HEIGHT</u>	<u>MIN</u>	<u>MAX</u>
<u>Principal Building (st)</u>	<u>1</u>	<u>2</u>
<u>Accessory Building(s) (st)</u>	<u>1</u>	
<u>PARKING PROVISIONS</u>		
<u>Location</u>	<u>Zone 1 (2 bays only for suburban corridor) 2, 3, 4</u>	
<u>PRIVATE FRONTAGES</u>		
<u>Common Lawn</u>		
<u>Porch and Fence</u>		
<u>Forecourt</u>		
<u>Stoop</u>		
<u>Shopfront and Awning</u>	<u>X</u>	
<u>Gallery</u>		
<u>Arcade</u>		

The applicant proposes three buildings totaling 17,900 square feet of self-storage at the northeast intersection of S. Fish Camp Road and County Road 44. These facilities will include a mix of self-storage units, 11,160 square feet of RV/boat storage, and a 1,200 square-foot on-site office.

As a self-storage facility, the applicant proposes metal buildings that exceed the 25 percent exterior limit allowed in Sec. 115-6.1.2. However, the storage buildings will also feature some stucco cladding, and two of the buildings – Buildings A and B – will be partially obscured from public view by additional shed sales and RV/boat storage.

For Sec. 114-10.13 Commercial Building Lot, the applicant has requested two waivers: one to waive the minimum 50 percent building frontage requirement and another to allow for a building setback exceeding 75 feet. Given the unique nature of the uses and the need for interior circulation, these waivers appear reasonable.

[illegible]

## Building A

<p><b>BLUEWATER DRAFTING INC.</b></p> <p>1000 E. Locust Street, Suite 200 Denver, CO 80202 Phone: 303.733.8200 Fax: 303.733.8201 www.bwdrafting.com</p>	<p>FOR THE PROJECT, THE CLIENT HAS REQUESTED THAT THE PROJECT BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>1. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>2. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>3. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>4. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>5. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>6. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>7. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>8. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>9. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p> <p>10. THE PROJECT SHALL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:</p>	<p>AN OFFICE BUILDING PLAN FOR:</p> <p><b>NOVACK &amp; SONS, INC.</b></p>	<p>Project: <b>BW-1071</b></p> <p>Date: <b>04-10-2002</b></p> <p>Prelim: <b>04-12-2002</b></p> <p>Final: <b>06-06-2002</b></p>	<p><b>SHEET</b></p> <p><b>A-1</b></p>
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