



# City of Eustis

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TO: EUSTIS CITY COMMISSION  
FROM: TOM CARRINO, CITY MANAGER  
DATE: March 2, 2023  
RE: **MODIFICATION OF THE ELLIANO'S COFFEE LANDSCAPE PLAN**

## Introduction

Karen Webber, QSR Quality LLC owner, is requesting modification of the approved Landscape Plan for Elliano's Coffee, located at 2520 S. Bay Avenue (see Attachment A). Due to site conditions and escalating costs, Webber would like to change the landscape plan to make it more manageable and reduce the costs for future maintenance.

Because the proposed landscape plan varies significantly from the current one, the Development Services Department staff see this request as a significant modification; therefore, it will require consideration and approval by the City Commission.

## Background

Karen Webber, QSR Quality LLC, is proposing a revised landscaping plan (Attachment B) which significantly reduces the number of trees on the property from 19 to 16. The proposed plan also calls for a reduction of the number of shrubs from approximately 220 down to 88. The new irrigation plan will also reduce the number of zones from 7 down to 3.

Two locations on the new plan will be replaced with decorative river rocks (in lieu of landscaping): one near the rear of the store (on the north side) and the other at the entry point from Bay Drive on the south part of the drive, next to the sidewalk which connects the property to the sidewalk along Bay Drive.

The development site has three stormwater retention areas. Only the basin on the northeast part of the property is accessible. The two other basins are not accessible for lawn maintenance and upkeep. According to Mrs. Webber, the revised plan eliminates enough landscaping to allow easy access to all the basins so that they can be adequately maintained.

Twenty-five (25) shrubs which were internal (to the site) on the drive lane have been removed because the applicant doesn't want the shrubs, upon maturity, scratching patrons' automotive vehicles, as they travel through the drive lane.

A new fence has been installed along the west side and the northwestern part of the property. Webber asserts that because of this new fence and inadequate space, additional landscaping is unnecessary and challenging to manicure and maintain. Additionally, several of the stormwater basins will require a 4' fence around them. Because a lot of these areas around the large basin have cement debris in the ground which prevents easy installation of the landscaping, the applicant has concerns about the survival rate of the shrubs.

**Recommended Action**

Seek consensus among the City Commission to allow Elliano's Coffee to substantially deviate from the original Landscape Plan.

**Prepared By:**

Mike Lane, AICP, Development Services Director

**Attachments:**

Attachment A: Original Landscape Plan

Attachment B; Proposed Landscape Plan

Attachment C: Letter from Karen Webber, QSR Quality LLC /Elliano's Coffee Franchisee Owner