

RESOLUTION NUMBER 24-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A SITE PLAN WITH WAIVERS FOR A 4,750 SQUARE FOOT CONVENIENCE STORE WITH GAS ON APPROXIMATELY +/- 2.03 ACRES LOCATED EAST OF 2640 EAST ORANGE AVENUE AT ABRAMS ROAD (ALTERNATE KEY NUMBER 1443024).

WHEREAS, Herb Green, P.E., Cadjazz Engineering Consultants, LLC has made an application, on behalf of Double Tall, LLC for site plan approval to permit a convenience store with gas, on approximately 2.03 acres located east of 2640 East Orange Avenue at Abrams Road, more particularly described as:

Alternate Key Number: 1443024

Parcel Identification Number: 07-19-27-0002-000-03400

Legal Description:

FROM SW COR OF JOLEEN ESTATES RUN N 0-51-46 E 249.87 FT TO N LINE OF SAID JOLEEN ESTATES SUB & POB, RUN S 89-16-50 E 625.95 FT TO W'LY R/W LINE OF ABRAMS RD, N 0-06-30 E 354.25 FT TO S'LY R/W LINE OF SR 44, S 89-47-56 W 621.32 FT TO E LINE OF ORANGE AVE HEIGHTS, S 0-51-46 W 348.65 FT TO POB--LESS FROM SW COR OF JOLEEN ESTATES SUB PB 17 PG 27 RUN N 0-51-46 E 249.87 FT TO N LINE OF SAID JOLEEN ESTATES FOR POB, RUN N 0-53-58 E 348.54 FT TO S R/W LINE OF EAST ORANGE AVE, S 89-47-56 E ALONG SAID S R/W LINE 219.01 FT, S 0-53-52 W 49.01 FT, N 89-47-39 W 38.01 FT, S 0-53-52 W 301.25 FT TO N LINE OF JOLEEN ESTATES SUB, N 89-15-27 W ALONG N LINE 181.01 FT TO POB-- ORB 5390 PG 1494

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

WHEREAS, a convenience store with gas is a permitted use in the General Commercial (GC) 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 the convenience store with gas, and attached hereto as Exhibit A is hereby approved with the following waivers:

1. Waiver to the maximum lot width of 300 feet to allow a 350 foot-deep lot (Section 110-4.13);
2. Waiver to both street setbacks to allow setbacks greater than the maximum setback of 75 feet (Section 110-4.13);
3. Waiver to both streets minimum 50% frontage buildout percentage (Section 110-4.13);

SECTION 2.

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

- a. Obtaining a physical address from Lake County
- b. Obtaining Final Construction and Engineering Plan approval within one year, and developing the property in accordance with 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.
- d. Meeting applicable concurrency requirements prior to approval of a final development order.

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 18th day of January 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 18th day of January, 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, 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 24-07 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 A: SITE PLAN

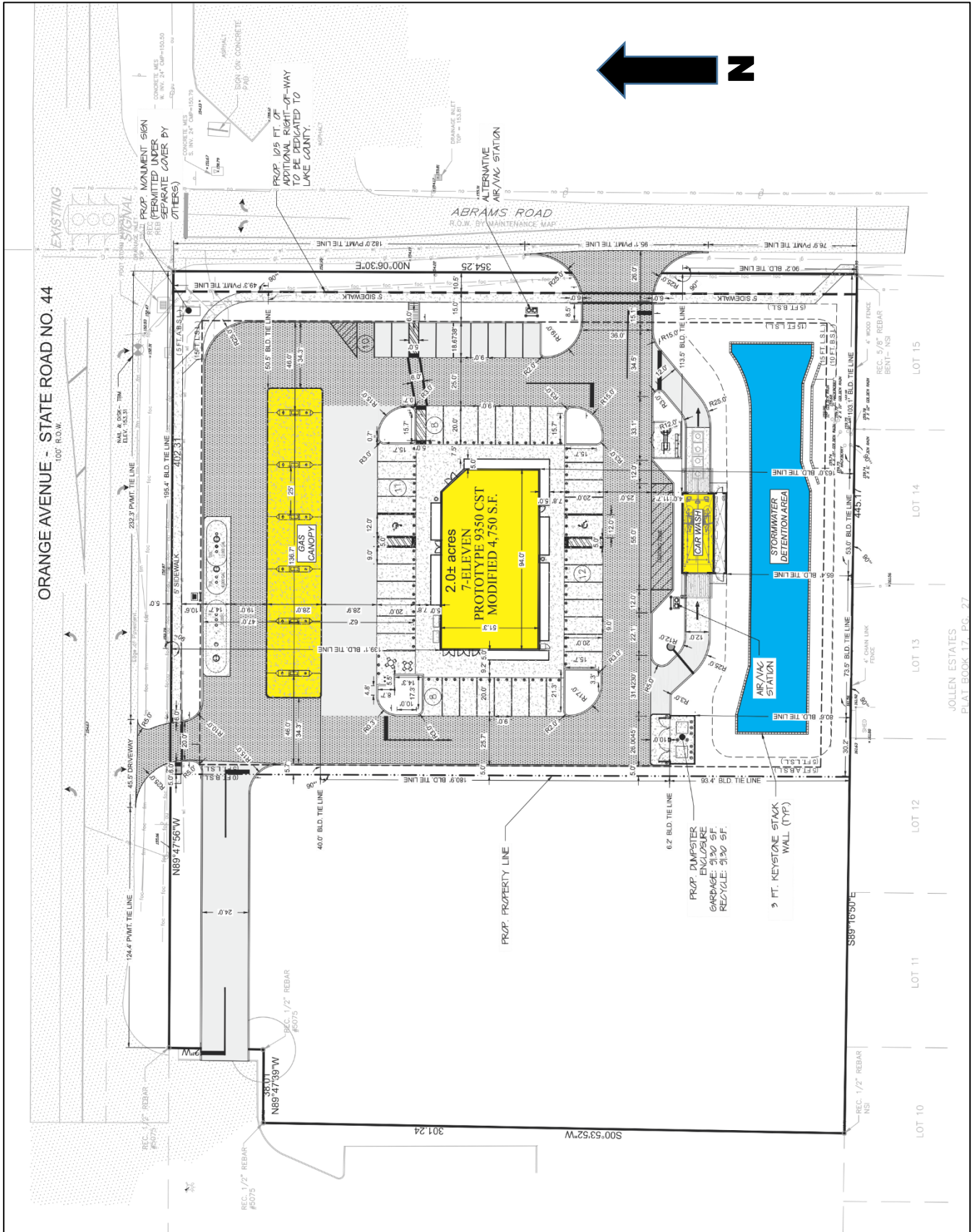
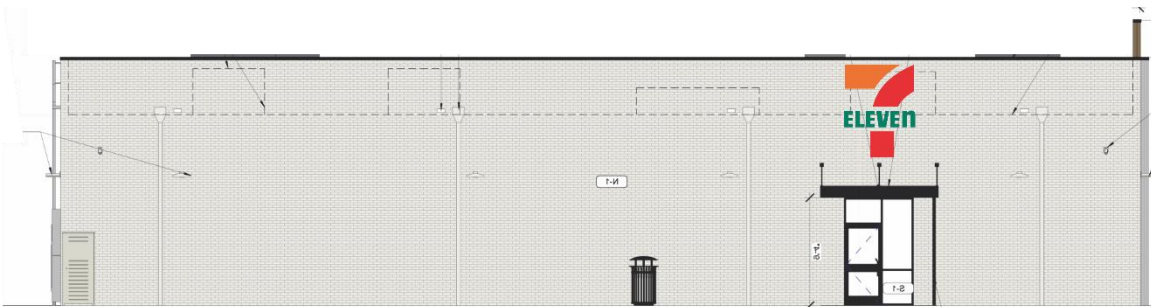


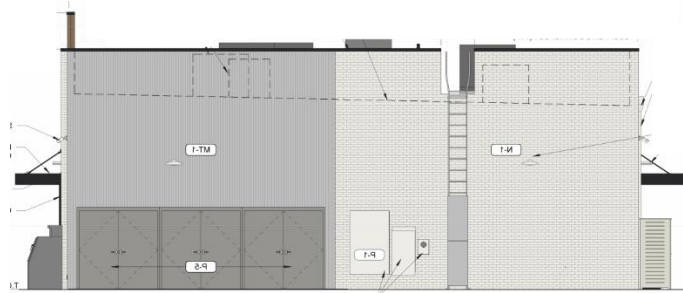
EXHIBIT B: BUILDING ELEVATIONS



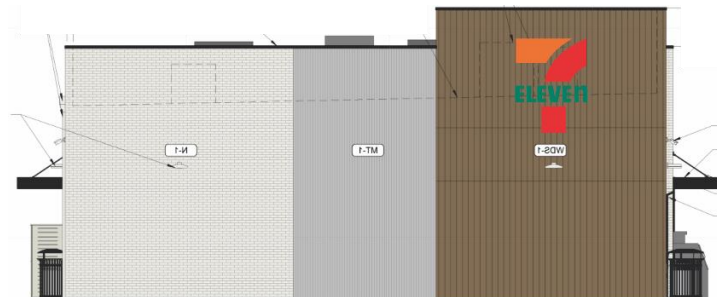
EXTERIOR ELEVATION NORTH FACING ORANGE AVENUE



EXTERIOR ELEVATION SOUTH



RIGHT SIDE



LEFT SIDE