



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION
 FROM: TOM CARRINO, CITY MANAGER
 DATE: JANUARY 18, 2024
 RE: RESOLUTION NUMBER 24-07: SITE PLAN WITH WAIVERS FOR A CONVENIENCE STORE WITH GAS EAST OF 2640 E. ORANGE AVENUE (CR 44) AT ABRAMS ROAD (ALTERNATE KEY NUMBER 1443024)

Introduction:

Resolution Number 24-07 approves a Site Plan with waivers to allow the construction of a 4,750-square foot convenience store with 12 gas pumps and a car wash on 2.03 acres east of 2640 E. Orange Avenue (CR44) at Abrams Road.

Recommended Action:

The administration recommends approval of Resolution Number 24-07.

Background:

1. Pertinent Site Information:

- a. The subject property comprises about 2.03 acres, which currently is vacant.
- b. The site is within the General Commercial (GC) land use district, which allows a convenience store with gas as a permitted use.
- 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:

Properties Existing Use, Future Land Use, Design District Designations			
Location	Existing Use	Future Land Use	Design District
Site	Vacant – partially wooded	GC - General Commercial	Suburban Corridor
North	Vacant	MCR – Mixed Commercial Residential	Suburban Corridor
South	Single Family Residential Neighborhood	Lake County – Urban Low	N/A
East	Abrams Rd./Circle K Convenience Store	GC- General Commercial	Suburban Corridor/ Suburban Neighborhood
West	Dollar General Store	GC- General Commercial	Suburban Corridor

2. Proposed Development:

The proposed development plan includes a 4,750-square foot convenience store retail building with 12 gas pumps and a car wash. The property fronts on two streets: County Road 44 (E. Orange Ave.) and Abrams Road. The applicant is requesting waivers to the lot width, lot size, setbacks, building frontage.

3. Waivers:

a) Staff Supported:

1. Waiver to the maximum lot width of 300 feet to allow a 354 feet deep lot (Section 110-4.13);
2. Waiver to both street setbacks to allow setbacks of 131 feet from property line adjacent to County Road 44 and 103 feet from the property line adjacent to Abrams Road, in lieu of the maximum setback of 75 feet (Section 110-4.13);
3. Waiver to both minimum 50% frontage buildout percentage to allow frontage buildout of 23.4% at County Road 44 and 14.5% at Abrams Road (Section 110-4.13);

4. Considerations/Waiver Review:

- a) Lot Width and Size: The Commercial lot typology (Section 110-4.13) limits lot size to 300 ft. deep and wide. The commercial lot type is 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. The City's Land Development Regulations do not have a lot typology to specifically address gas stations. The proposed lot width is approximately 402 feet. The applicant has a challenge to meet the maximum lot width and size allowances when developing the proposed convenience store with gas, due to the space needed for the canopy over the fueling stations, and drive aisle and turn-around maneuvering space needed.
- b) Street yard setback: The commercial lot type (Section 110-4.13) allows a variable street yard setback from 0 to 75 ft. This requirement allows flexibility in the site design. However, the project site has two street frontages: Abrams Road and County Road 44 (E Orange Avenue), which presents a difficulty for the potential development. As a result, a waiver is requested to both street setbacks to allow setbacks of 124.3 feet from property line adjacent to County Road 44 (e. Orange Avenue) and 102 feet from the property line adjacent to Abrams Road, in lieu of the maximum setback of 75 feet. A waiver to allow a setback greater than 75 feet from the street allows the applicant to more easily construct the canopy and traffic circulation consistent with the County Road 44 posted speed of 55 miles per hour. They seek the ability to place the canopy over the fuel pumps in a location to allow transition from the driveways onto the canopy area, particularly white fuel trucks are present for deliveries. The need for two-way driveway aisles around the gas canopy, access to parking for the store, and turning radiuses for food and gas truck deliveries requires more area than if the development were just a storefront.
- c) Frontage buildout percentage: The commercial lot type requires buildings to extend at least 50% of the lot width and depth. This is a design requirement to keep the street frontages looking full. This would require the store building to have much smaller, less feasible dimensions. The nature of convenience stores with gas pumps devotes a large proportion of the development site to accommodating vehicles movement and parking. The applicant is requesting a waiver to allow less than a 50 percent building frontage; 14.5 percent building frontage along Abrams Road and 23.4 percent building frontage along County Road 44.

5. Applicable Policies and Codes:

- a) Section 110-4.13: Commercial Building Lot. A building lot located and designed to accommodate a single use office and retail that are predominately located as part of a retail complex.

LOT REQUIREMENTS	MIN	MAX
Lot Width (ft)	50	300
Lot Depth (ft)	100	300
Lot Size (sf)	5,000	90,000
BUILDING ENVELOPE	MIN	MAX
Street Setback (ft)	0	75

Common Lot Setback (ft)	0	-
Rear Setback (ft)	15	-
Frontage Buildout (5)	50	100

Alternatives:

1. Approve Resolution Number 24-07.
2. Deny Resolution Number 24-07.

Discussion of Alternatives:

Alternative 1 approves Resolution Number 24-07.

Advantages:

- a) The property owner can move forward to obtain approval of Final Engineering and Construction Plans, as well as a building permit for the proposed development.
- b) The action would be consistent with the existing development patterns in the area.
- c) The City would realize additional ad-valorem tax revenue once the building is constructed.
- d) The action would be consistent with the goals, objectives and policies of the Comprehensive Plan.

Disadvantages:

- a) The action would approve waivers to the Land Development Regulations.

Alternative 2 denies Resolution Number 24-07.

Community Input

The department has properly advertised the Resolution in the newspaper; notified surrounding properties within 500 feet; and posted the property.

Staff have received one objection from a resident living on Joleen Drive. They oppose a new gas station because they fear the store will bring in more crime to the area.

Budget / Staff Impact:

There would be no direct cost to the City associated with the action other than providing standard City services to the development. There would be no additional staff time beyond the normal plan review process and building inspection.

Prepared By:

Mike Lane, AICP, Development Services Director

Attachment:

- Resolution Number 24-07