



City of Eustis

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TO: EUSTIS CITY COMMISSION

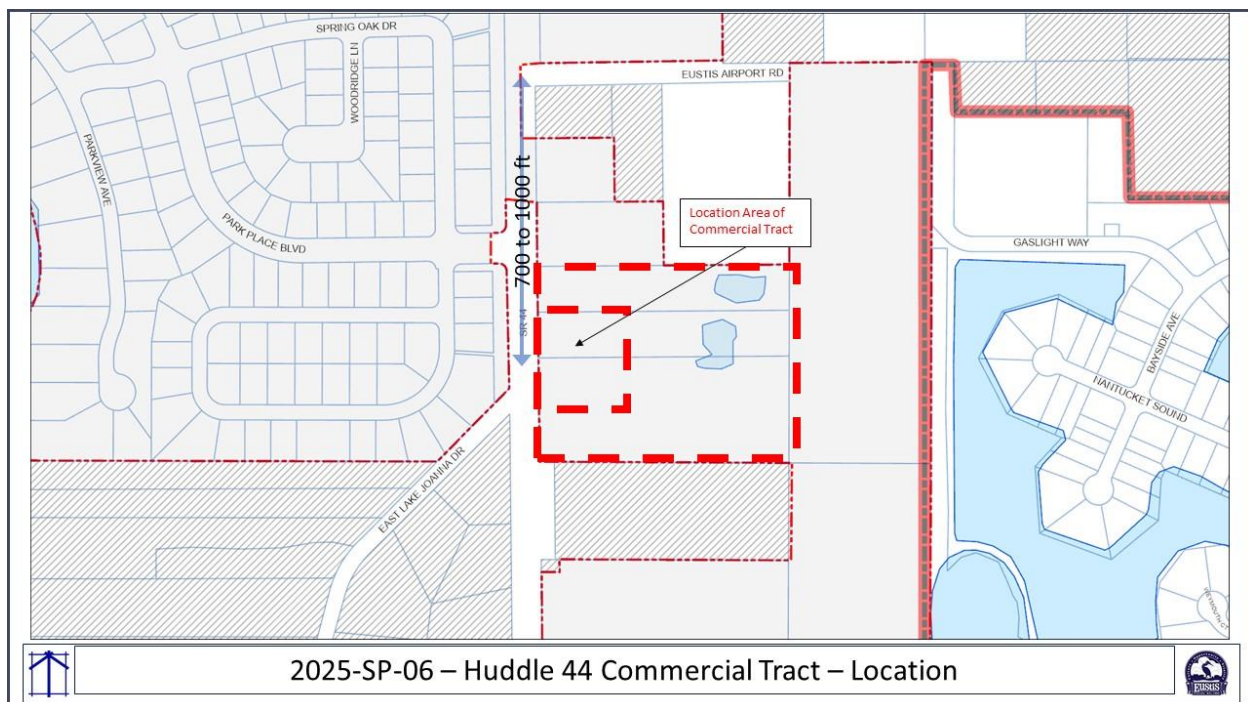
FROM: Tom Carrino, City Manager

DATE: August 19, 2025

RE: Resolution 25-55: Site Plan Approval with Waivers for Commercial Building and Restaurant with Drive-Through Located on the Future Commercial Tract of the Huddle Place Subdivision on the East Side of SR 44B, Just Over 700 Feet South Of Eustis Airport Rd (Alternate Key Numbers 2612533, 2612517, and 2612525)

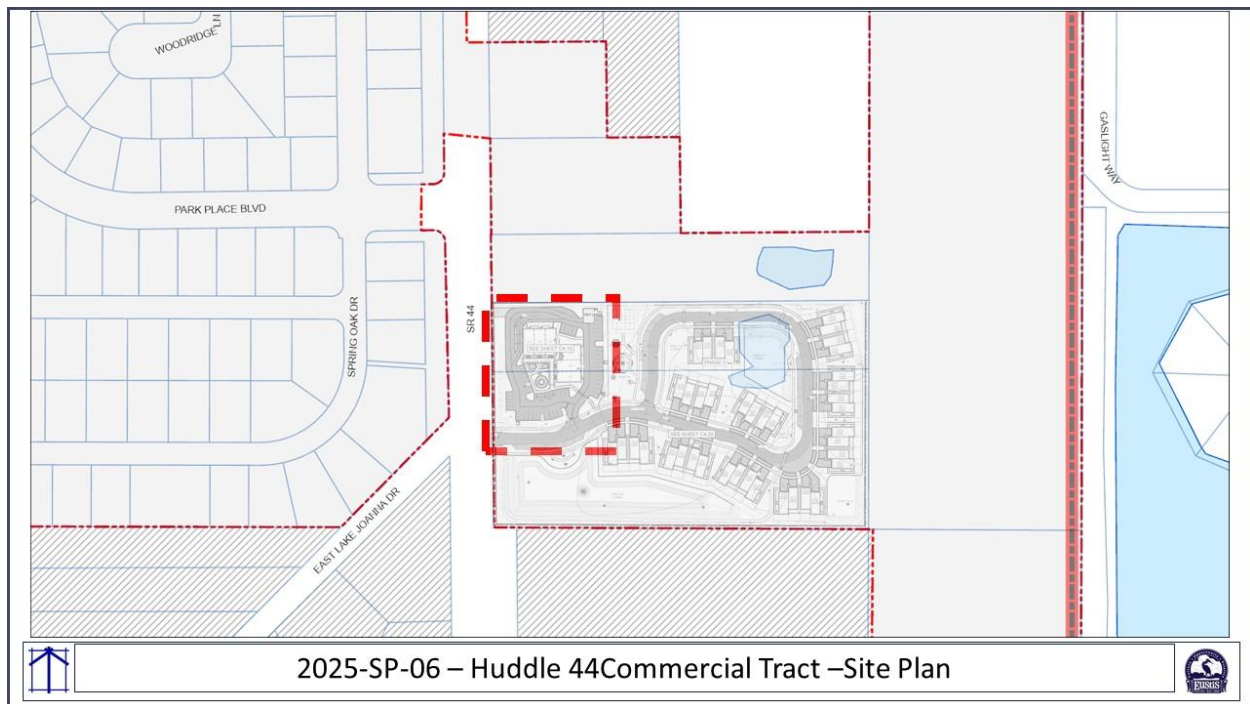
Introduction:

Resolution 25-55 approves a Site Plan with Waivers (2025-SP-06) for a commercial building designed with a restaurant with a covered drive-through lane on approximately 1.55 acres of land, located along the east side of SR 44 (SR44B), approximately 700 feet south of Eustis Airport Road and across SR 44B from East Lake Joanna Drive (Alternate Key Numbers 2612533, 2612517, and 2612525).



2025-SP-06 – Huddle 44 Commercial Tract – Location





Background:

- The subject property is about 1.55 acres in size and is currently vacant.
- The site is a future commercial tract of the Huddle Place Townhomes subdivision, which is currently under construction.
- The site is within the Mixed Commercial Residential (MCR) land use district, which allows for a variety of commercial uses, including restaurants.
- The property is within the Suburban Neighborhood. The project utilizes the Commercial building lot type.
- 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	Single Family Residential and Vacant	Mixed Commercial Residential (MCR)	Suburban Neighborhood
North	Undeveloped	Mixed Commercial Residential (MCR)	Suburban Neighborhood
South	Church	Lake County Urban Low	N/A
East	Airport	Mixed Commercial Residential (MCR)	Suburban Neighborhood
West	Single Family Residential Subdivision	Suburban Residential (SR)	Suburban Neighborhood

The proposed site plan (2025-SP-06) includes an 8,793 +/- square foot building with potential for multiple tenants. The end unit, closest to SR 44B, is designed for a restaurant with a covered drive-through lane. The property fronts on two streets: SR 44B on the west and the internal subdivision street, tentatively named Huddle Loop, on the south. Entrance to the commercial parcel is designed to be from Huddle Loop with an emergency vehicle ingress/egress on the north side of the commercial parcel connecting to SR 44B. The applicant requests a waiver of the drive-through location criteria.

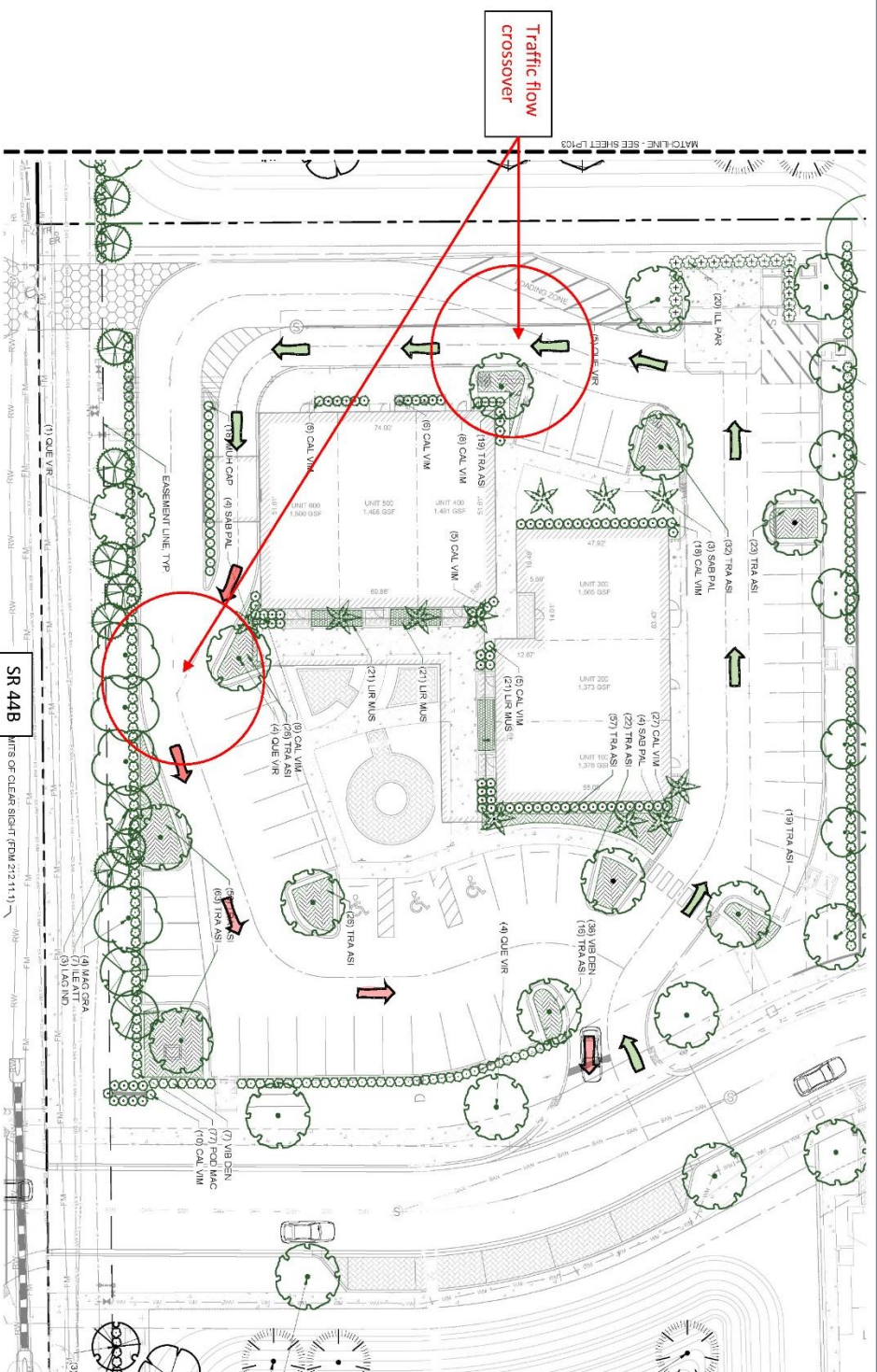
Waivers:

- a) Waiver to Section 115-6.1.3 regarding drive-through facilities to be located along the side and rear of the building. The applicant proposed to locate drive-through lanes along the front of the building.

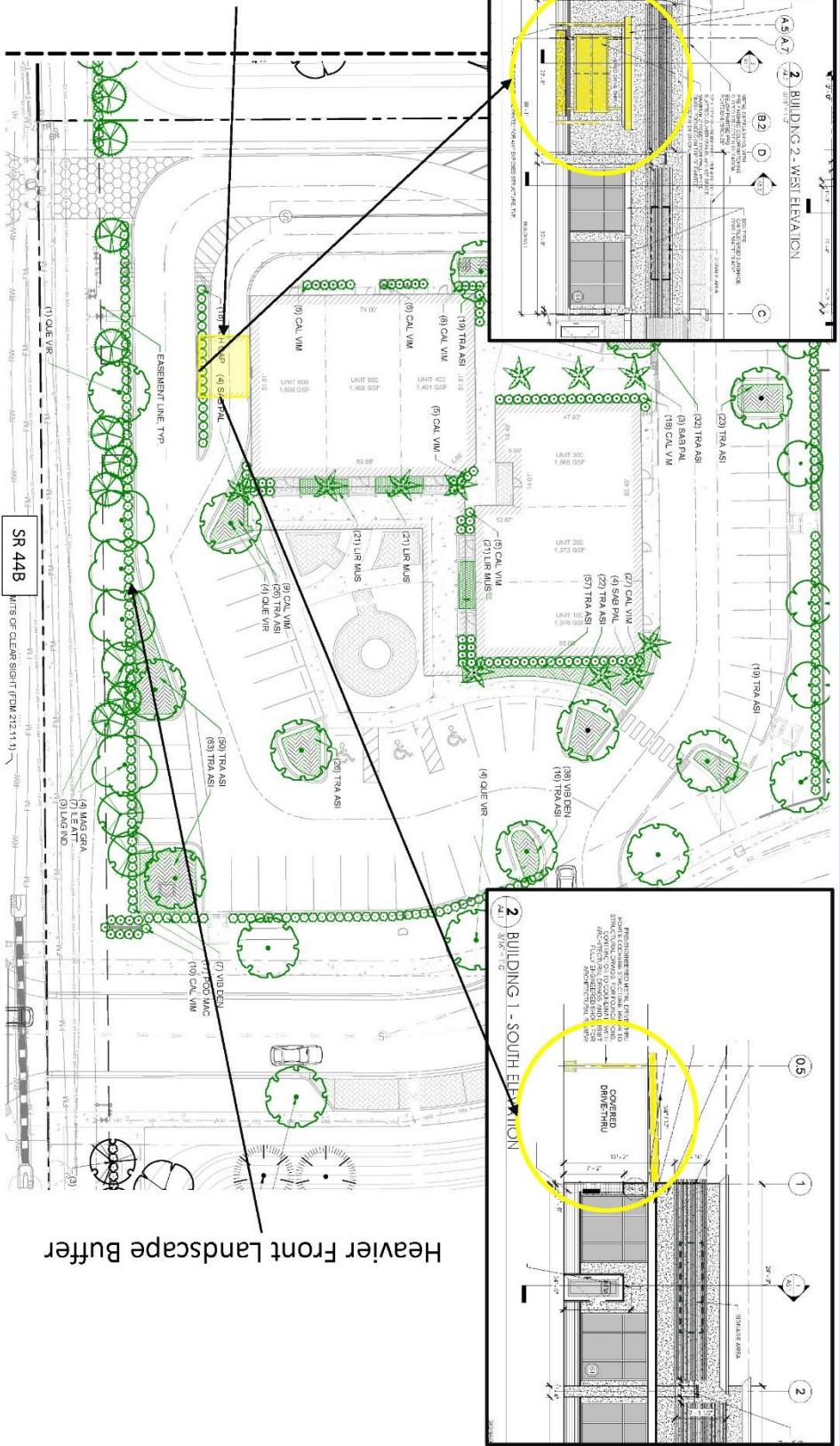
Considerations/Waiver Review:

Drive-through Facilities: Section 115-6.1.3 states that drive-through facilities are to be located along the side and rear of the building. The drive-through window, lane, and order board in this site plan will be located on the SR 44B side of the building. The building is designed with appropriate window fenestration, including the portion of the building with the drive-through, when taken as a whole. The proposed drive-through is single lane, accessing from the internal parking lot circulation on the east and north side of the building and circulating back into parking lot traffic.

The proposed elevations for the drive-through include covering the drive-through window and lane with a porte-cochere and an architectural menu board incorporated into the supports for the porte-cochere. Landscaping is proposed to be enhanced along the SR 44B frontage to minimize the visual impact of the drive-through.



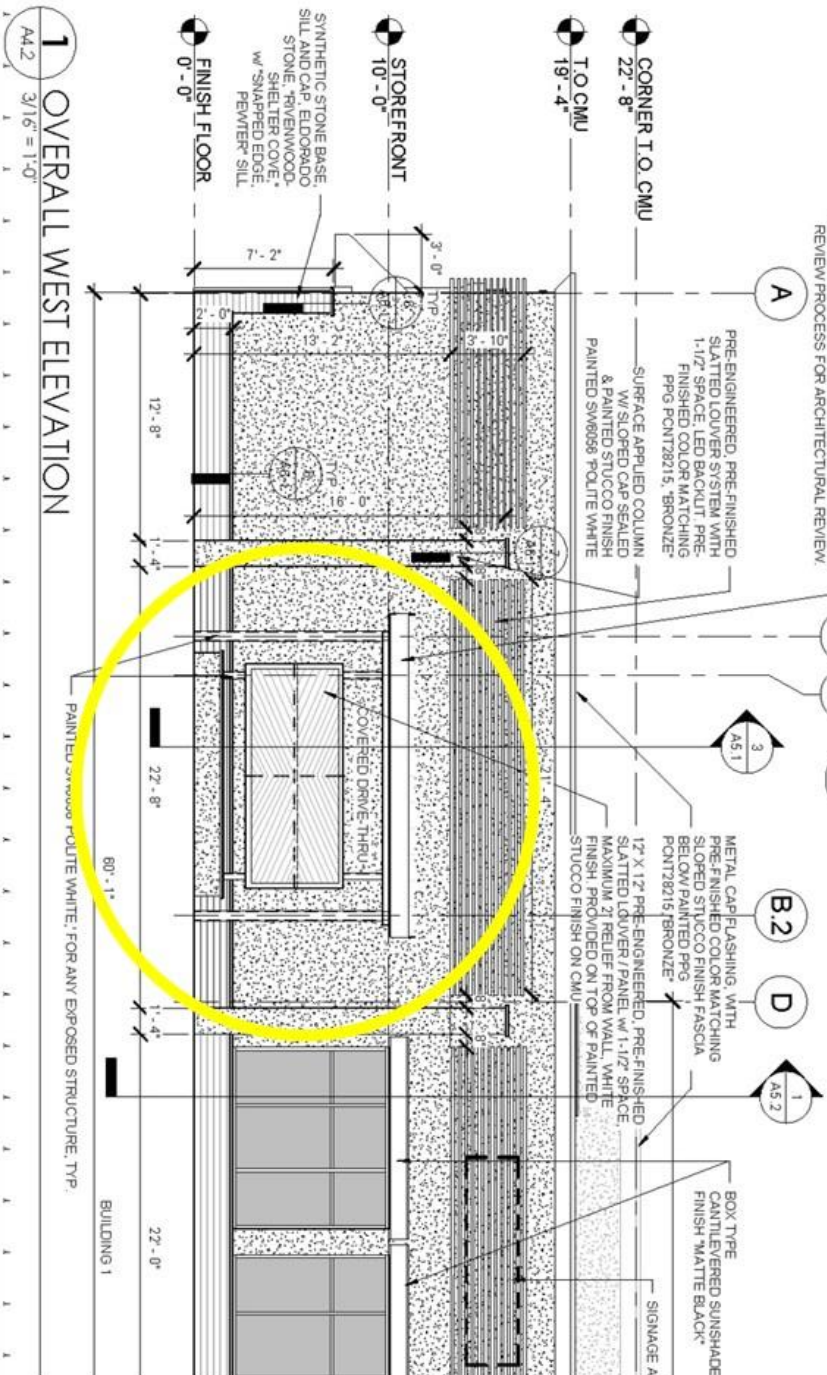
Heavier Front Landscape Buffer



PRE-ENGINEERED METAL DRIVE THRU PORTE COCHERE STRUCTURE. ARCHITECTURAL DETAILS SHOWN FOR DESIGN. TENT ONLY. CONTRACTOR TO SUBMIT FULLY ENGINEERED TO LOCAL CODES. SIGNED/SEALED AS A SEPARATE PACKAGE THROUGHOUT THE CONSTRUCTION SHOP DRAWING REVIEW PROCESS FOR ARCHITECTURAL REVIEW.

2 BUILDING 2 - WEST ELEVATION

3/16" = 1'-0"

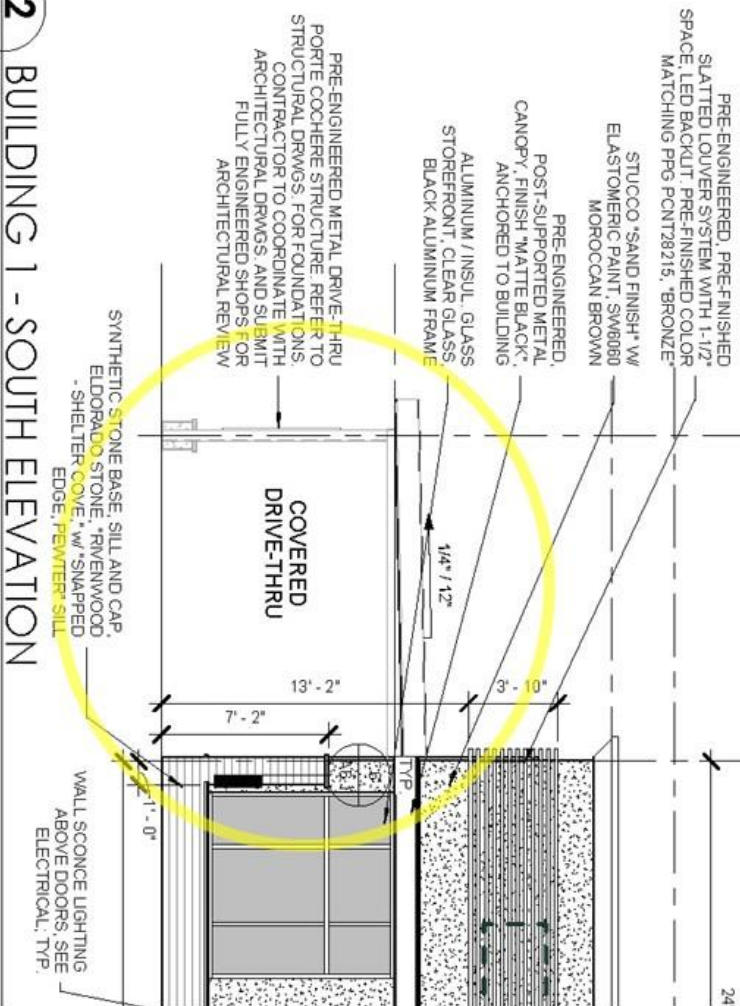


1 OVERALL WEST ELEVATION

3/16" = 1'-0"

2025-SP-06 – Huddle 44 Commercial Tract – Site Plan – Drive-thru from West





2 BUILDING 1 - SOUTH ELEVATION
 3/16" = 1'-0"

2025-SP-06 – Huddle 44 Commercial Tract – Drive-thru from South



Recommended Action:

The City of Eustis Development Review Committee has reviewed the proposed site plan and has found the proposed plan compliant with the City Land Development Regulations, with the exception of the requested waivers. Staff recommends approval of the proposed preliminary site plan with waivers.

Policy Implications:

None

Alternatives:

Approve Resolution Number 25-55

Deny Resolution Number 25-55

Budget/Staff Impact:

None

Business Impact Estimate:

A Business Impact Estimate is not required under the exemption in 163.041(4) (c). It is enacted to implement development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243.

Prepared By:

Jeff Richardson, AICP, Development Services Deputy Director

Reviewed By:

Mike Lane, AICP, Development Services Director