

RESOLUTION NUMBER 25-55

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SITE PLAN APPROVAL WITH WAIVERS FOR A 8,793 SQUARE FOOT COMMERCIAL BUILDING WITH RESTAURANT WITH DRIVE THROUGH ON APPROXIMATELY 1.55 ACRES LOCATED ON THE EAST SIDE OF SR 44, JUST OVER 700 FEET SOUTH OF EUSTIS AIRPORT RD PART OF PROPERTY IDENTIFIED BY ALTERNATE KEY NUMBERS 2612533, 2612517 AND 2612525.

WHEREAS, Charles C Hiott, P.E., Halff Engineering Consultants has made an application, on behalf of Huddle 44, LLC and Danelle Hoffer for site plan approval to permit a restaurant with a drive-through, on approximately 1.55 acres located at 19040 SR 44, on the east side of SR 44, just over 700 feet south of Eustis Airport Road (Alternate Key Numbers 2612533 and 2612517), more particularly described as:

Alternate Key Number: 2612533, 2612517, and 2612525

Parcel Identification Number: 08-19-27-0004-000-04300, 08-19-27-0004-000-03800, and 08-19-27-0004-000-04200

Legal Description:

PARCEL 1:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89 DEGREES 24' EAST 870 FEET, MORE OR LESS, TO THE WEST LINE OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 314, PAGE 630, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 0 DEGREES 36' WEST ALONG SAID WEST LINE 350.4 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 36' WEST ALONG SAID WEST LINE 150 FEET, THENCE SOUTH 88 DEGREES 43'45" WEST 880.3 FEET TO THE CENTER LINE OF STATE ROAD NO. 44-B, THENCE SOUTH 1 DEGREES 28' 30" EAST ALONG SAID CENTER LINE OF STATE ROAD NO. 44-B 150 FEET, THENCE NORTH 88 DEGREES 43' 45" EAST 870.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR STATE ROAD NO. 44-B.

PARCEL 2:

THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89 DEGREES 24' EAST 870 FEET, MORE OR LESS, TO THE WEST LINE OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 314, PAGE 630, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE NORTH 0 DEGREES 36' WEST ALONG SAID WEST LINE 350.4 FEET; THENCE SOUTH 88 DEGREES 43'45" WEST 875.47 FEET, MORE OR LESS, TO THE CENTER LINE OF STATE ROAD NO. S-44-B; THENCE SOUTH 1 DEGREES 28'30" EAST ALONG SAID CENTER LINE 340 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY OF STATE ROAD NO. S-44-B

AND

FROM THE SOUTHWEST CORNER OF THE SE 1/4, SECTION 8, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 89 DEGREES 24' EAST 870 FEET, MORE OR LESS, TO THE WEST LINE OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 314, PAGE 630, PUBLIC RECORDS OF LAKE COUNTY,

FLORIDA, RUN THENCE NORTH 0 DEGREES 36' WEST ALONG SAID WEST LINE 500.4 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 36' WEST ALONG SAID WEST LINE 150 FEET, THENCE SOUTH 88 DEGREES 43' 45" WEST 880.3 FEET TO THE CENTER LINE OF STATE ROAD NO. S-44-B, THENCE SOUTH 1 DEGREES 28' 30" EAST ALONG SAID CENTER LINE OF STATE ROAD NO. S-44-B 150 FEET, THENCE NORTH 88 DEGREES 43' 45" EAST 825.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR STATE ROAD NO. S-44-B.

(Legal Description copied from Applicant submitted survey. The legal description has not been verified for accuracy or completeness)

WHEREAS, the property described above has a Land Use Designation of Mixed Commercial/Residential (MCR) and a Design District Designation of Suburban Neighborhood; and

WHEREAS, a restaurant with a drive-through is a permitted use in the Mixed Commercial/Residential (MCR) 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 Preliminary Site Plan for the restaurant with a drive-through, and attached hereto as Exhibit A, is hereby approved with the following waivers:

1. Waiver to allow a restaurant drive-through and drive-through traffic lanes to be located fronting State Road 44B;
2. Shall substantially comply with building elevations dated October 24, 2024, and submitted May 21, 2025 (Exhibit B)
3. Drive-through window and lane shall be screened by an enhanced landscape buffer along SR 44B and by a landscaped island as depicted in the landscape plan dated March 2025 (Exhibit C).

SECTION 2.

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

- a. Submitting for Site Development Permit 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.

- b. Obtaining and providing copies of all applicable permits from other jurisdictional agencies, before closing the Site Development Permit and issuance of the certificate of occupancy.
- c. Meeting applicable concurrency requirements before 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 4th day of September, 2025, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Willie L. Hawkins
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 4th day of September, 2025, by Willie L. Hawkins, 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

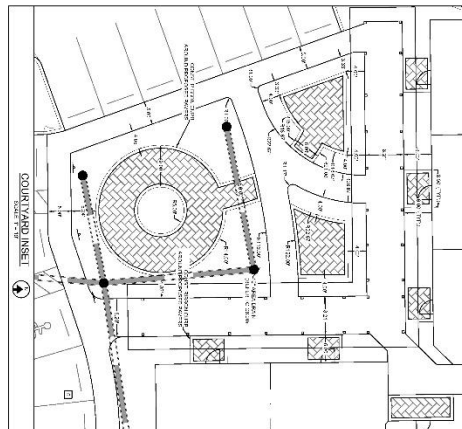
Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 25-55 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one 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

5-11-2025 9:28 AM 4/48/55

[illegible]

1 OVERALL SOUTH ELEVATION
A4.1 3/16/13

2 BUILDING 1 - SOUTH ELEVATION
A4.2 3/16/13

3 OVERALL NORTH ELEVATION
A4.3 3/16/13

POWER STUDIO ARCHITECTURE
ARCHITECTS
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.561.1234
Fax: 954.561.1235
www.powerstudio.com

PROJECT: HUDDLE PLACE NEW SHELL RETAIL BUILDINGS
LOCATION: EUSTIS, FL
DATE: 3/16/13
SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/16/13	ISSUED FOR PERMIT

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES. FRACTIONS SHALL BE IN 16THS OF AN INCH.
- ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
- ALL UTILITIES SHALL BE LOCATED AND DEPT. BEFORE CONSTRUCTION.
- ALL FOUNDATIONS SHALL BE AS SHOWN ON THE FOUNDATION PLAN.
- ALL ROOFS SHALL BE AS SHOWN ON THE ROOF PLAN.
- ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH STUCCO FINISH.
- ALL INTERIOR WALLS SHALL BE GYP. BOARD WITH PLASTER FINISH.
- ALL FLOORS SHALL BE AS SHOWN ON THE FLOOR PLAN.
- ALL CEILINGS SHALL BE GYP. BOARD WITH PLASTER FINISH.
- ALL DOORS SHALL BE AS SHOWN ON THE DOOR SCHEDULE.
- ALL WINDOWS SHALL BE AS SHOWN ON THE WINDOW SCHEDULE.
- ALL LIGHTING SHALL BE AS SHOWN ON THE LIGHTING PLAN.
- ALL MECHANICAL EQUIPMENT SHALL BE AS SHOWN ON THE MECHANICAL PLAN.
- ALL ELECTRICAL EQUIPMENT SHALL BE AS SHOWN ON THE ELECTRICAL PLAN.
- ALL SANITARY EQUIPMENT SHALL BE AS SHOWN ON THE SANITARY PLAN.
- ALL FIRE PROTECTION EQUIPMENT SHALL BE AS SHOWN ON THE FIRE PROTECTION PLAN.
- ALL SIGNAGE SHALL BE AS SHOWN ON THE SIGNAGE PLAN.
- ALL LANDSCAPING SHALL BE AS SHOWN ON THE LANDSCAPING PLAN.
- ALL UTILITY CONNECTIONS SHALL BE AS SHOWN ON THE UTILITY PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
- ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
- ALL DIMENSIONS ARE IN FEET AND INCHES. FRACTIONS SHALL BE IN 16THS OF AN INCH.

PROJECT NO.	15A-000-001
DATE	07/15/2015
DESIGNER	POWELL STUDIO ARCHITECTS
CLIENT	NEW SHELL RETAIL BUILDINGS
LOCATION	EUSTIS, FL
PROJECT NO.	15A-000-001
DATE	07/15/2015
DESIGNER	POWELL STUDIO ARCHITECTS
CLIENT	NEW SHELL RETAIL BUILDINGS
LOCATION	EUSTIS, FL

POWELL STUDIO ARCHITECTS

ARCHITECTS

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NEW SHELL RETAIL BUILDINGS

EUSTIS, FL

EXHIBIT B: BUILDING ELEVATIONS

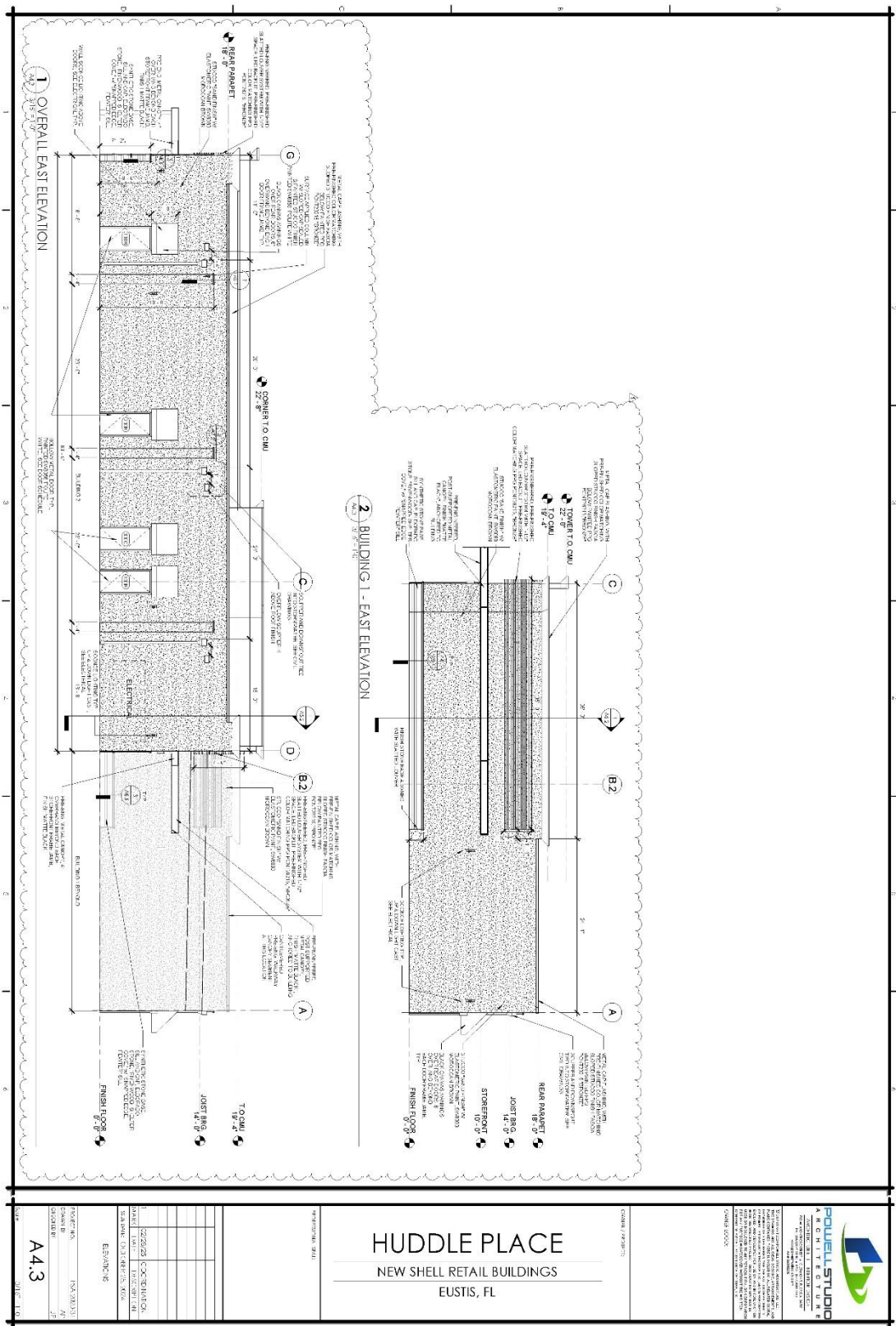


EXHIBIT C: MARCH 2025 LANDSCAPE PLAN

