

April 28, 2023

City of Eustis
4 N. Grove Street
Eustis, FL 32726
352-483-5460

RE: Waiver/Variance Request Letter: Tommy's Express Car Wash – 15939 US Highway 441, Eustis, FL, 32726

To whom it may concern,

Please consider this as our formal variance request for the Landscape buffers on the North and South side of the proposed development site area.

We are requesting a waiver from the minimum required 15 ft north and south landscape buffer according to City of Eustis, Land development code, sec. 115-9.3.2. (a) (2) because the site has been laid out in such a way for the following hardships and constraints:

1. The adjacent property on the north side is a self-storage which requires 40 feet parking stall width for the trucks which leaves with no room for buffer clearance the proposed property line.
2. On the south side of the property, the large depth of the site from the US Hwy 441 right of way due to continuous improvements of the highway makes it difficult to provide the landscape buffer.

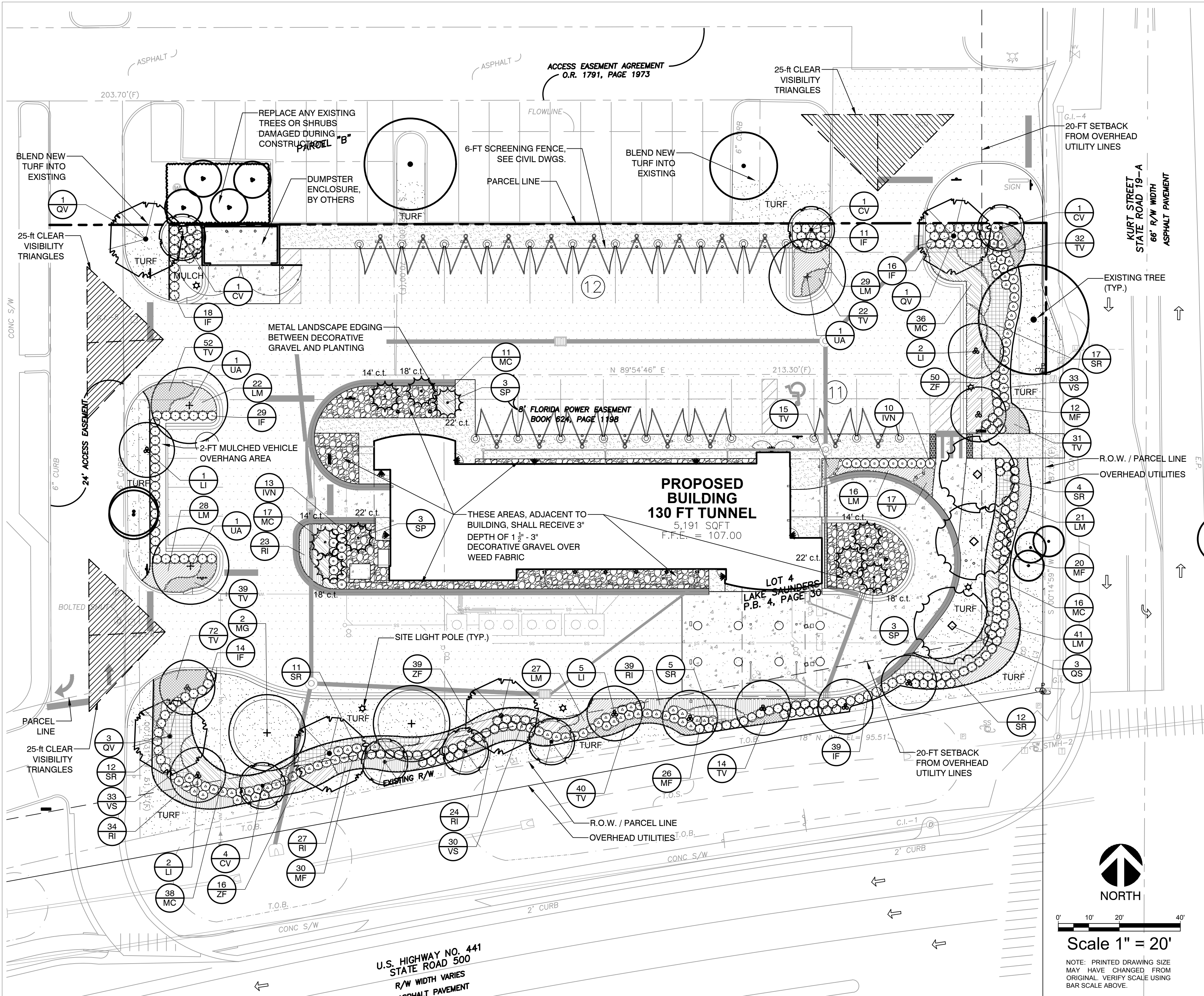
The above constraints of the nature of the site leaves with us less developable area and the landscape buffer aspect makes it even lesser for the proposed development.

Despite these above hardships with an intent to meet the code requirements {sec. 115-9.3.2. (a) (1)} we have provided more than 10 ft wide landscape areas on three sides of the property. Therefore, please provide us with the waiver/variance for this proposed development.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Zachary Komninos
Project Engineer, P.E
Bowman
zkomninos@bowman.com



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
TREES							
CV	Chionanthus virginicus	White Fringe Tree	15 gal., 7' ht., 1 1/2" cal. min., MT	per plan	7	YES	YES
LI	Lagerstroemia indica 'Tuskegee'	Dark Pink Crape Myrtle	15 gal., 7' ht., 1 1/2" cal. min., MT	per plan	10	NO	YES
MG	Magnolia grandiflora	Southern Magnolia	30 gal., 12' ht., 2" DBH min.	per plan	2	YES	YES
OS	Quercus shumardii	Shumard Oak	30 gal., 12' ht., 2" DBH min.	per plan	3	YES	YES
OV	Quercus virginiana	Live Oak	30 gal., 12' ht., 2" DBH min.	per plan	5	YES	YES
UA	Ulmus americana	American Elm	30 gal., 12' ht., 2" DBH min.	per plan	3	YES	YES
PALMS							
SP	Sabal palmetto	Cabbage Palm	See Plan for c.t. height	per plan	9	YES	YES
SHRUBS / HEDGES / GROUNDCOVERS / ORNAMENTAL GRASSES							
IF	Illicium floridanum	Florida Anise	3 gal., 24" ht. min., Full	36" o.c.	127	YES	YES
IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal., 14"-16" ht. min., Full	36" o.c.	23	YES	YES
LM	Liriope muscari 'Evergreen Giant'	Liriope	1 gal., 8-10 pips/pot, 15" ht. min.	24" o.c.	184	NO	YES
MC	Muhlenbergia capillaris	Muhly Grass	1 gal., 12" ht.	30" o.c.	118	YES	YES
MF	Myricanthes fragrans 'Compacta'	Dwarf Simpson's Stopper	3 gal., 24" ht. min., Full	36" o.c.	88	YES	YES
RI	Rhaphiolepis indica	Indian Hawthorn	3 gal., 12" ht. min., Full	24" o.c.	147	NO	YES
SR	Serenoa repens	Saw Palmetto	16"-18" ht. x 14"-16" sprd. min.	48" o.c.	61	YES	YES
TV	Tubaghia violacea	Society Garlic	1 gal., 12" ht.	18" o.c.	334	NO	YES
VS	Viburnum suspensum	Sandankwa Viburnum	3 gal., 24" ht. min., Full	36" o.c.	96	NO	YES
ZF	Zamia floridana	Coontie	12" ht. min.	30" o.c.	105	YES	YES
TURF							
	Paspalum notatum	Argentine Bahiagrass	Solid Sod	---	---	---	---

NOTES:

- ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE SIZE SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.
- WHERE SPECIFIED, DBH TREE SIZE SHALL BE MEASURED AT 4'-6" ABOVE THE GROUND. TREES INSTALLED AS A PART OF THIS WORK NOT MEETING THE SPECIFIED SIZE AT 4'-6" HEIGHT (DBH), SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS GIVEN IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
EXISTING TREE TO REMAIN - SEE TD SERIES SHEETS FOR ADDITIONAL INFORMATION.							

LANDSCAPE CALCULATIONS

JURISDICTION:	CITY OF EUSTIS
ZONING:	CG - GENERAL COMMERCIAL
OVERALL LOT/PARCEL AREA:	58,095 SF / 1.29 AC
BUILDING GFA:	5,266 SF
VEHICULAR USE AREA (VUA):	29,255 SF
NO. OF PARKING SPACES:	25 SPACES
VEHICULAR USE AREA LANDSCAPE	
TREES REQUIRED IN PARKING AREAS:	3 TREES (1 PER 10 SPACES)
TREES PROVIDED IN PARKING AREAS:	3 NEW TREES
LANDSCAPE AREA REQUIRED:	2,926 SF (10% OF VUA)
LANDSCAPE AREA PROVIDED:	2,947 SF (10.1% OF VUA)
BUILDING OPEN AREA LANDSCAPE	
TREES REQUIRED:	8 TREES (1 PER 50 LF OF PERIMETER; 396 LF)
TREES PROVIDED:	9 PALM TREES
LANDSCAPE AREA REQUIRED:	1,980 SF (PERIMETER X 5' MIN. DEPTH)
LANDSCAPE AREA PROVIDED:	2,056 SF
SHRUBS & GROUNDCOVERS REQUIRED:	594 SF (30% OF REQUIRED LSA)
SHRUBS & GROUNDCOVERS PROVIDED:	595 SF
PERIMETER BUFFER LANDSCAPE ALONG STREETS	
FRONTAGE - EAST & SOUTH (453 LF):	15'-24" WIDTH BUFFER
TREES REQUIRED:	9 CANOPY TREES (2 / 100 LF) & 14 UNDERSTORY (3 / 100 LF)
TREES PROVIDED:	1 EXISTING CANOPY TREE + 8 NEW CANOPY TREES & 3 EXISTING PALM TREES + 11 NEW UNDERSTORY TREES CONTINUOUS 24" HT. REQUIRED & PROVIDED
SCREENING HEDGE:	
SIDE - WEST (113 LF):	10' WIDTH BUFFER (WHERE NO PAVING)
TREES REQUIRED:	2 CANOPY TREES (2 / 100 LF) & 3 UNDERSTORY (3 / 100 LF)
TREES PROVIDED:	2 EXISTING CANOPY TREES & 3 NEW UNDERSTORY TREES
SHRUBS REQUIRED:	37 SHRUBS (33 / 100 LF)
SHRUBS PROVIDED:	39 SHRUBS
SIDE - NORTH (81 LF):	10' WIDTH BUFFER (WHERE NO PAVING)
TREES REQUIRED:	2 CANOPY TREES (2 / 100 LF) & 3 UNDERSTORY (3 / 100 LF)
TREES PROVIDED:	2 CANOPY TREES & 3 UNDERSTORY TREES
SHRUBS REQUIRED:	27 SHRUBS (33 / 100 LF)
SHRUBS PROVIDED:	31 SHRUBS

- IRRIGATION CONCEPT**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
 - THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER AVAILABLE, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF ANY POTABLE SOURCE, IF APPLICABLE.
 - ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 - ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

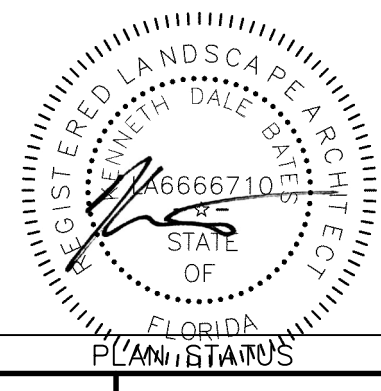
- MULCHES**
- AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF SHREDDED HARDWOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS, EXCEPT FOR ANNUAL BEDS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED, EXCEPT FOR ANNUAL BEDS.
- NO CYPRESS MULCH SHALL BE USED.
- PLANTING ISLAND PREPARATION**
- AT TIME OF PARKING LOT CONSTRUCTION AND PLANTER INSTALLATION, ALL PLANTER ISLANDS SHALL BE EXCAVATED TO THE FULL WIDTH OF THE PARKING PLANTER ISLAND AND THROUGH THE FULL DEPTH OF COMPACTED SUBGRADE TO REMOVE ALL COMPACTED MATERIAL, ALL LIMEROCK OR OTHER MATERIAL DELETERIOUS TO PLANT HEALTH, AND BACKFILLED WITH CLEAN PLANTING FILL.

- GENERAL PLANTING NOTES**
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.0' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALKS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - INSTALL MULCH TOP DRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
 - ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, RESODDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE LANDSCAPING AND/OR IRRIGATION INSTALLATION PERMITS WHERE REQUIRED BY HILLSBOROUGH COUNTY, FLORIDA.
 - PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR GRADE #1 OR BETTER AS DESCRIBED IN THE CURRENT EDITION OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II." SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



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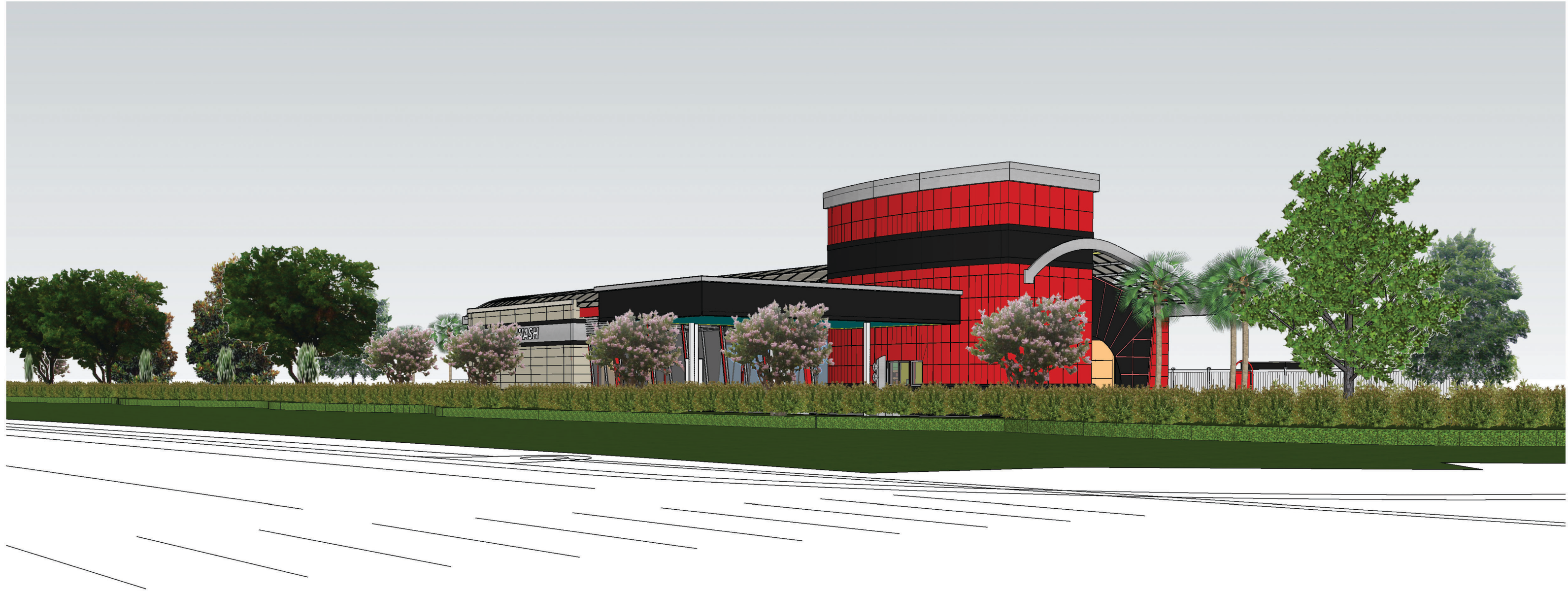
LANDSCAPE PLANTING PLAN
TOMMY'S EXPRESS CAR WASH
15939 US HIGHWAY 441
EUSTIS, FLORIDA, 32726
CITY OF EUSTIS LAKE COUNTY



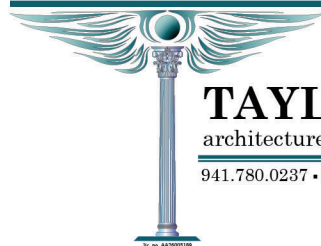
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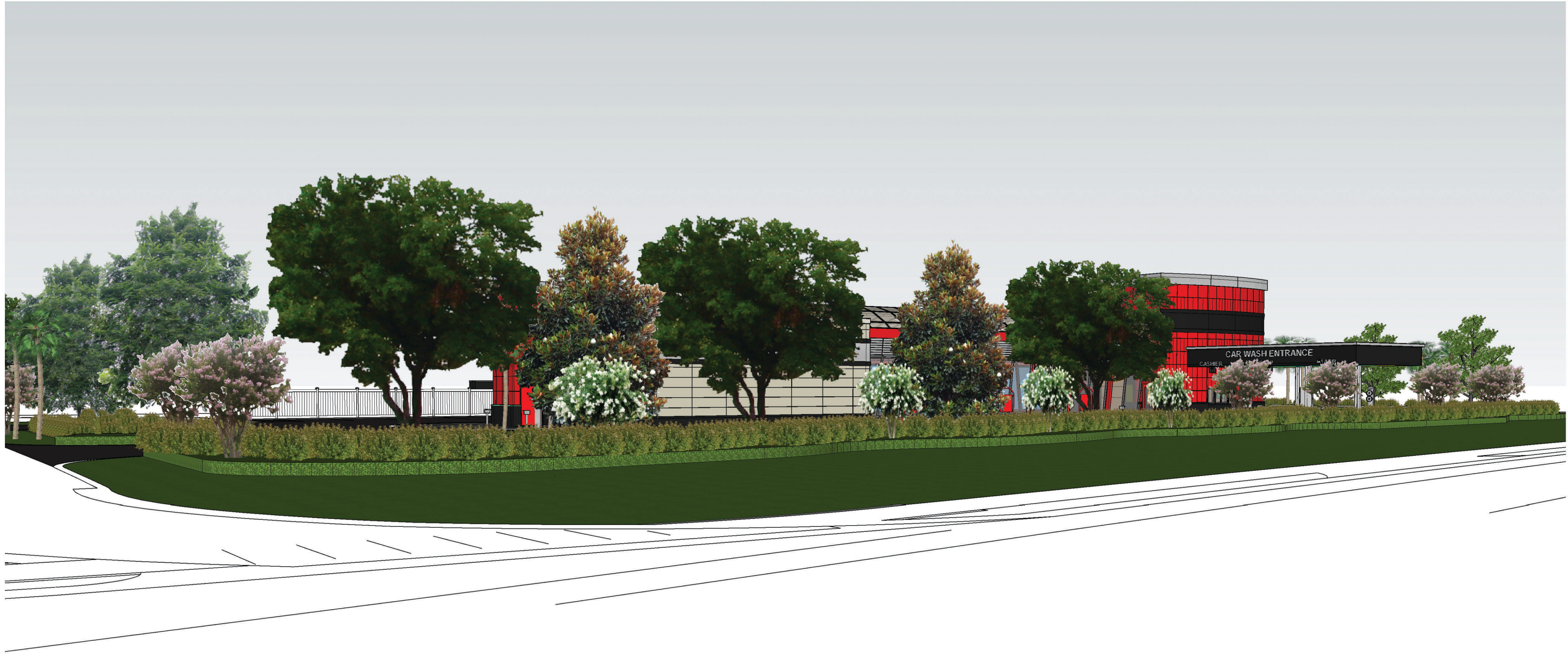
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Tommy's Car Wash Systems
Exterior Rendering
View from US 441 and Kurt St.



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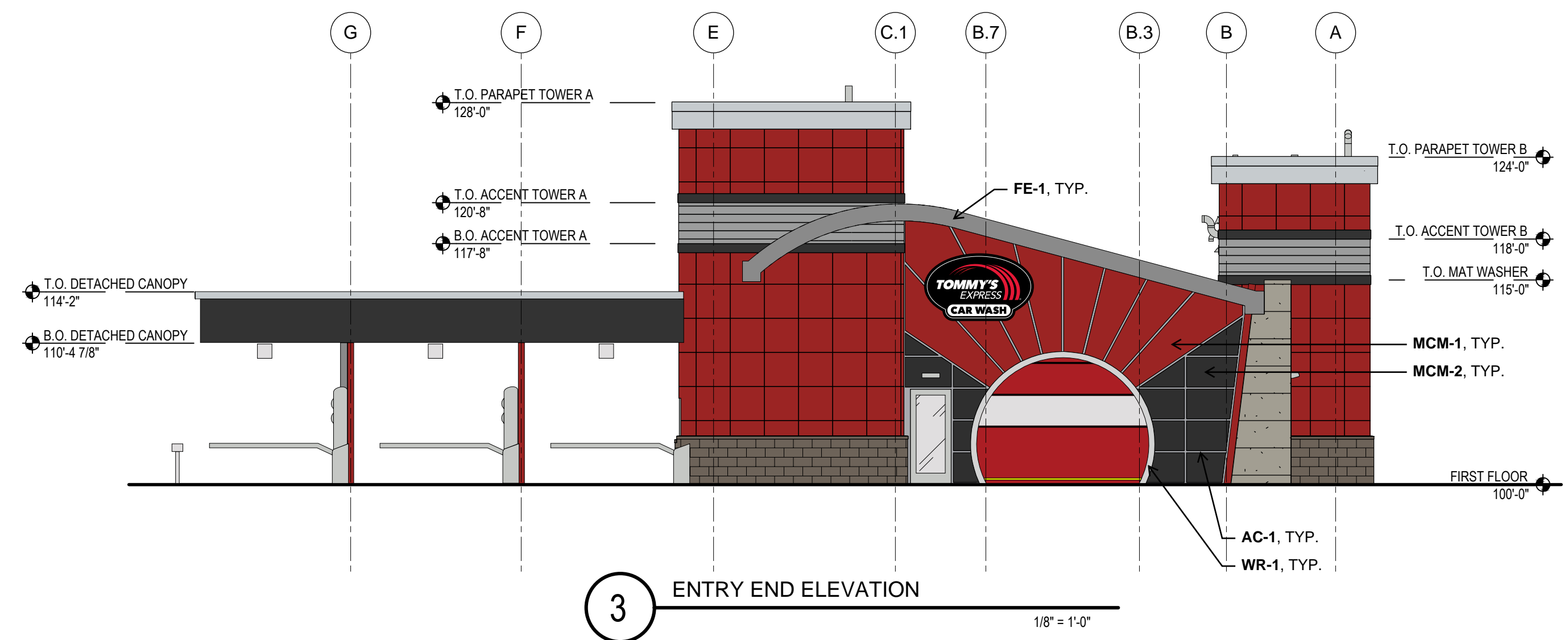
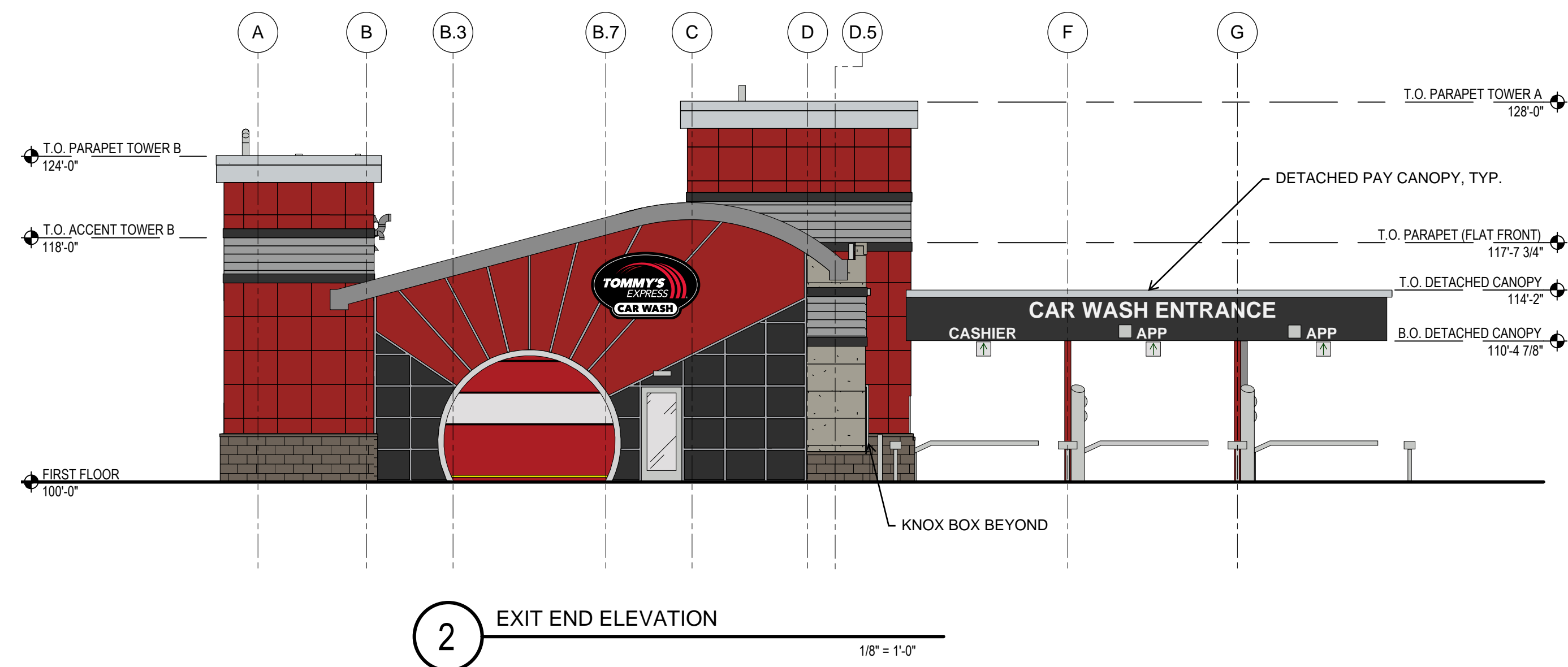
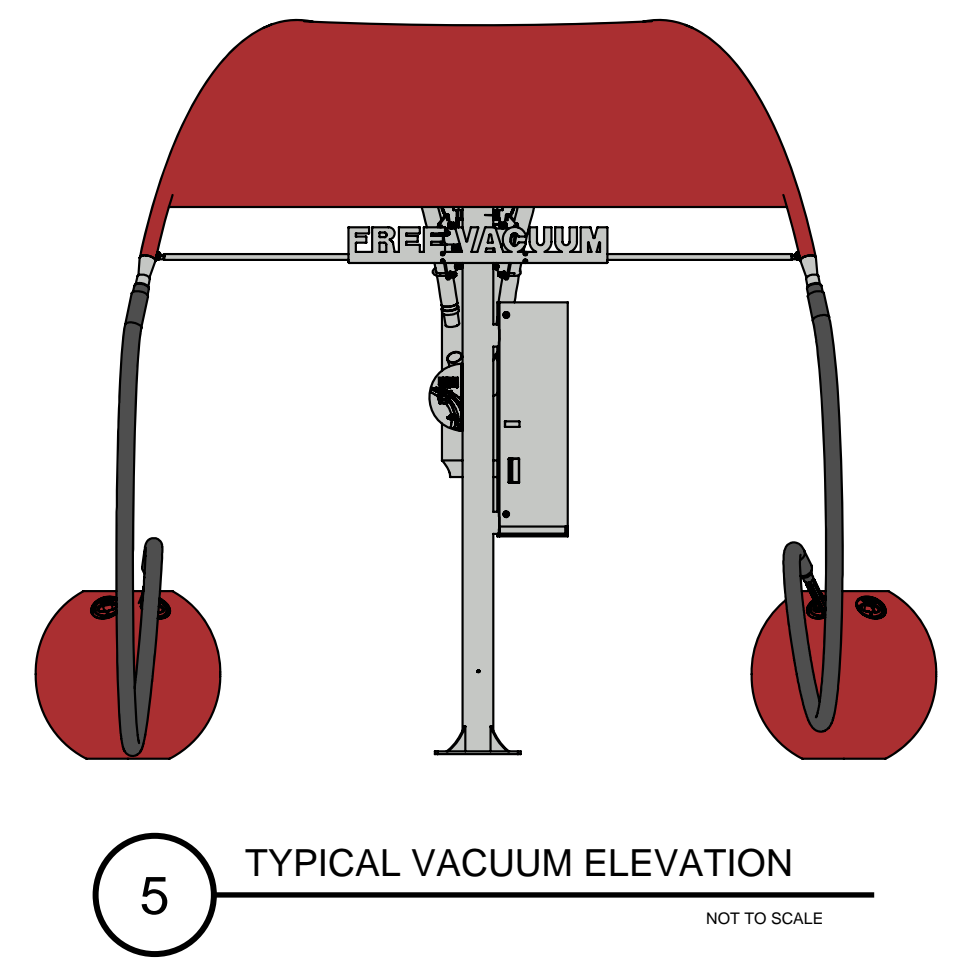
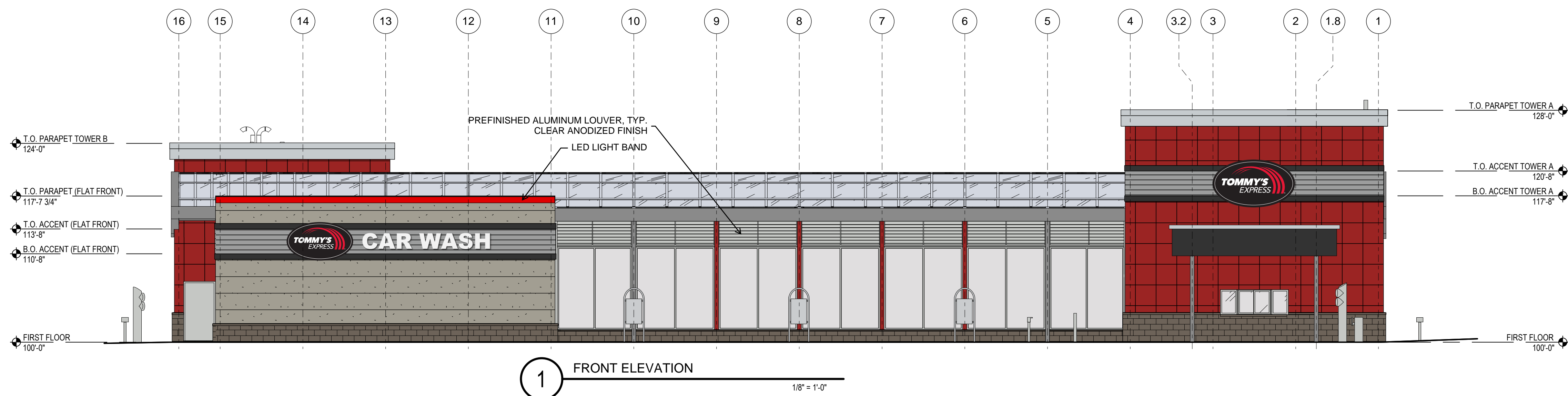
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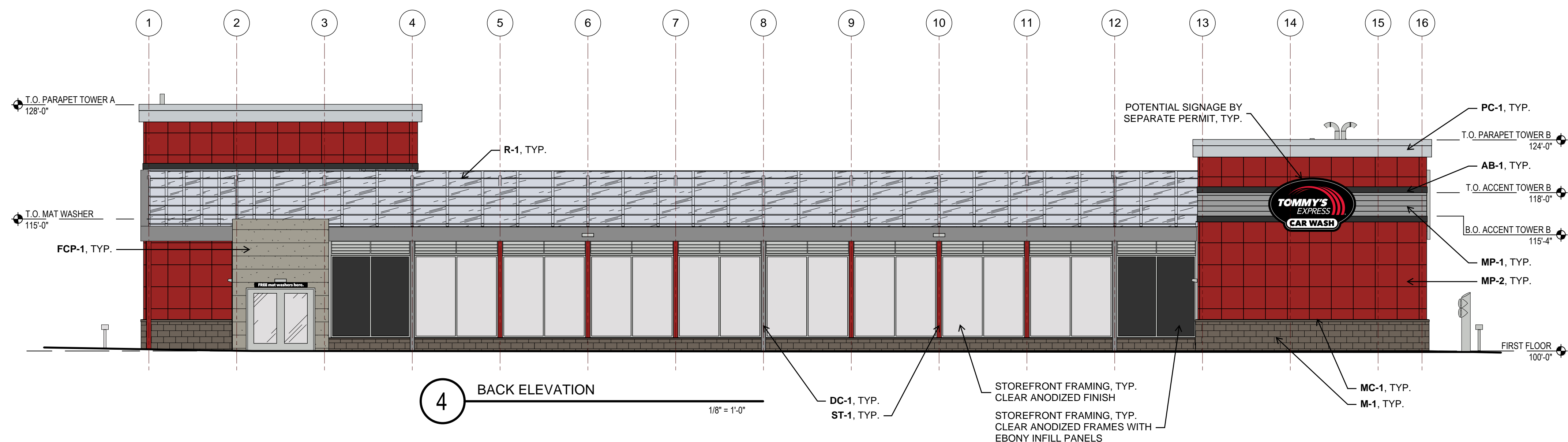
Tommy's Car Wash Systems
Exterior Rendering
View from US 441 and the SE Entry



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TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
MP-2	PREFINISHED MCM, MAIN TOWER FINISH	DRI-DESIGN	EN-V 30" X 30" PANEL	RAL 3001
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
FCP-1	FIBER CEMENT PANEL	NICHIHA	AWP1818 - ARCH. BLOCK, MODERN SERIES	GRAY
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	ENVELOPE 2000 SYSTEM	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZO11 - COOL BLUE WHITE



CONFIDENTIAL WARNING: THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR PORTION THEREOF IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

REVISION SCHEDULE	VERSION	DATE	DESCRIPTION



TOMMY'S EXPRESS CAR WASH EXTERIOR ELEVATIONS
P0000 CITY, STATE

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

A200
09/01/2022
1/8" = 1'-0"