



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: November 2, 2023

RE: Resolution Number 23-95: Consideration of Site Plan with Waivers for Tommy's Express Carwash, Located at 15923 and 15939 US Highway 441 (Alternate Key Numbers 2534826 and 3801121).

Introduction:

Resolution Number 23-95 approves a Site Plan with waivers to allow a Tommy's Express Carwash to be constructed on approximately 1.29 acres located at the northwest corner of the intersection of US Highway 441 and Kurt Street.

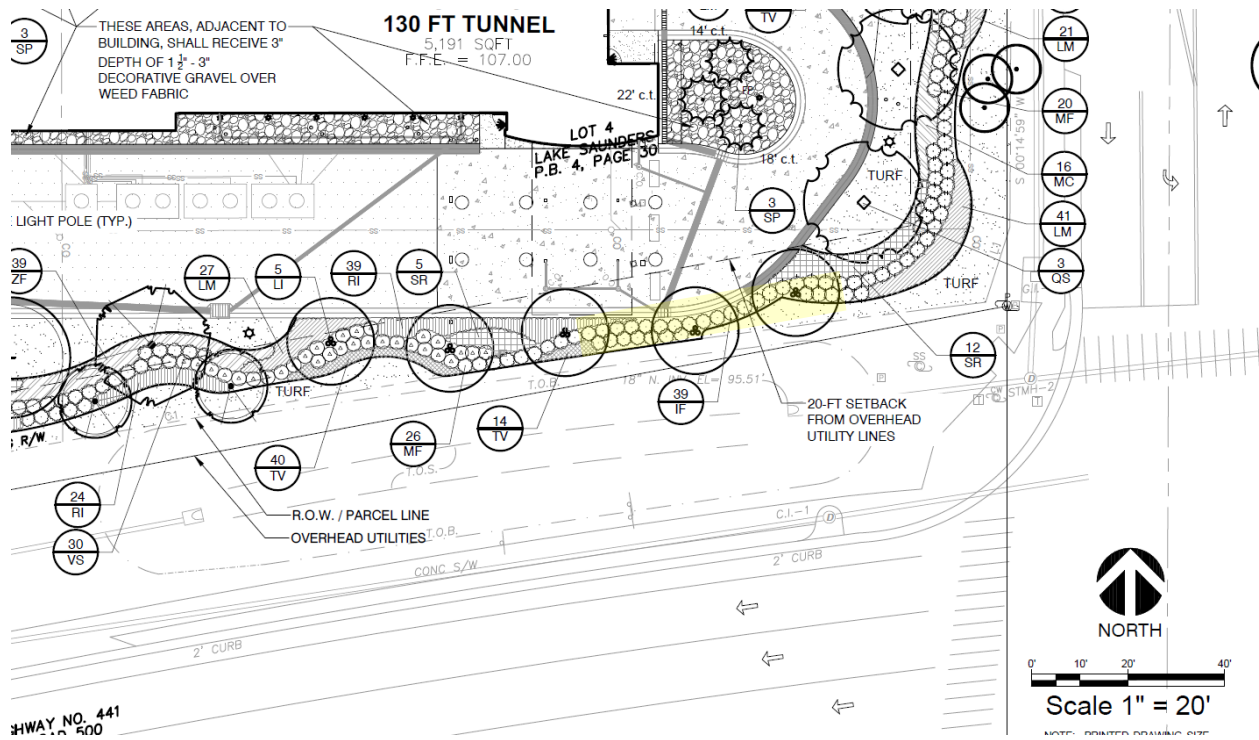
Background:

The Tommy's Express Carwash Site Plan (2023-SP-04) was originally submitted for Development Review on April 24, 2023. The first Development Review Committee meeting was held on May 23, 2023. A second meeting after revisions was held on June 23, 2023, and a final meeting with DRC was held on August 28, 2023, where final comments were presented to the applicant's consultants. Those final Preliminary Site Plan comments were addressed in an October 2, 2023 submittal.

All DRC reviewers are satisfied that minimum Preliminary Site Plan comments have been addressed. Further review of this Site Plan will occur during the Final Engineering and Construction Plan phase of the review process.

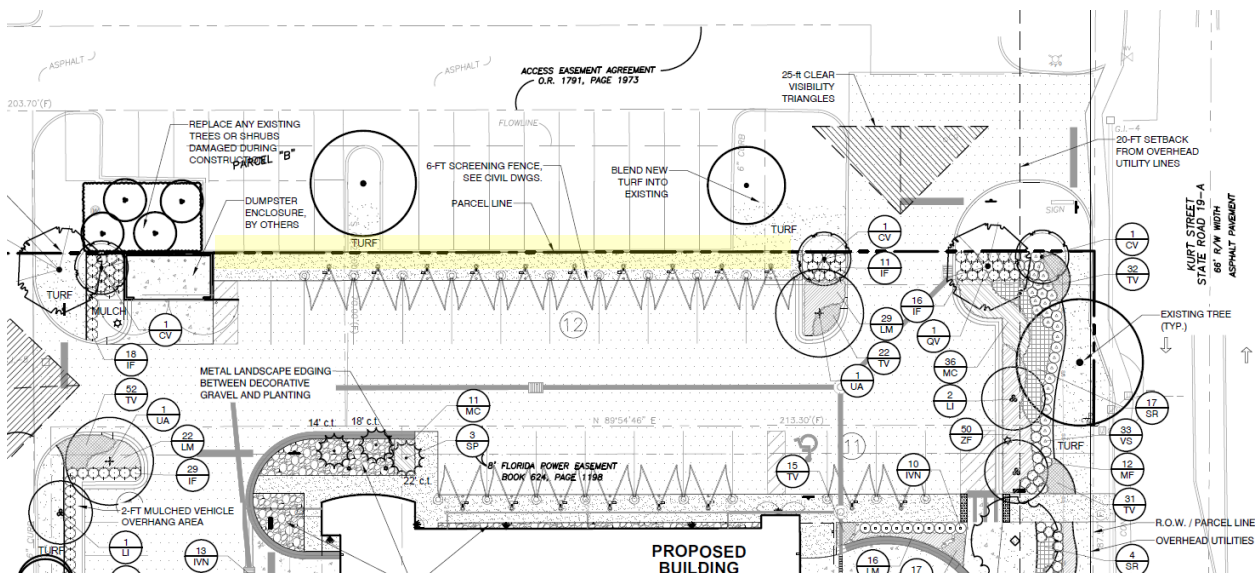
During the initial stages of review, there were two main issues that were noted, thus requiring the applicant to request the following waivers:

- a) The front landscaping buffer along US Highway 441 has a "pinch point" due to the design of the on-site traffic circulation and building placement. This would necessitate a waiver to Section 115-9.3.2(a)(2) Landscape buffer requirements along streets, which requires a 15 to 24-foot landscape buffer along street frontages.
 1. The applicant is proposing enhanced planting materials along the US Highway 441 frontage in lieu of allowing them to utilize a minimum buffer width of between 5 and 10 feet at the US Highway 441 and Kurt Street intersection.



b) The need for security between the sites, the need for vacuum stalls on the Tommy's Express site, and the need for oversized spaces on the storage facility to the north of this property necessitate the applicant requesting a waiver to Section 115-9.3.2(a)(3) Suburban adjacencies for nonresidential parcels. This would normally require a minimum of a 10-foot landscape buffer between the commercial parcels. The site design as proposed by the applicant's consultant does not leave room for a full planted buffer.

1. The applicant's consultant is requesting a waiver of this section to allow for a 6-foot PVC fence to replace required landscaping buffers between the adjacent developed commercial property to the north.



Evaluating the applicant's request Staff is of the opinion that the requested waivers are reasonable for the following reasons.

1. The request for the waiver to Section 115-9.3.2(a)(2) is reasonable and valid due to the site conditions and design constraints. The intersection of US Highway 441 and Kurt Street, in relation to this site, is below the existing grade of the site, therefore, the sight-line from the roadway to the development on the parcel is elevated. The reduction in buffer width and the enhancement of plant materials will not detract from the intent of the section, with the intent being to provide screening and visual enhancement of the commercial frontage.
2. The request for a waiver to Section 115-9.3.2(a)(3) is reasonable and valid due to the existing site conditions of the two properties. Currently, there is little to no screening between the properties. The addition of a rear landscape buffer between the two parking/staging areas will not necessarily enhance the visual appeal or security of the area along the property line between the vacuum pumps of the carwash and the vehicle. The applicant's proposed 6-foot vinyl fence will provide an adequate visual and noise barrier between the properties without detracting from usable areas for both commercial properties.

Recommended Action:

Development Services recommends approval of the Preliminary Site Plan for Tommy's Express Carwash with the requested waivers to Section 115-9.3.2(a)(2) and Section 115-9.3.2(a)(3) of the City of Eustis Land Development Regulations.

Policy Implications:

None

Alternatives:

Approve Resolution Number 23-95
Deny Resolution Number 23-95

Budget/Staff Impact:

None

Prepared By:

Jeff Richardson, AICP, Deputy Director, Development Services

Reviewed By:

Mike Lane, AICP, Director, Development Services