



**CITY OF CLERMONT
PLANNING AND ZONING COMMISSION AGENDA
6:30 PM, Tuesday, March 3, 2020
City Hall – 685 W. Montrose Street, Clermont, FL**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
MINUTES
REPORTS**

Selection of Chair & Vice-Chair

NEW BUSINESS

Item 1 - Resolution No. 2020-04R
*Milholland Auto Repair CUP **WITHDRAWN***

Consider Conditional Use Permit to allow for an auto repair business in the C-2 General Commercial zoning district for property located at 1320 US Highway 27.

Item 2 - Ordinance 2020-15
Elyksian Hotel PUD

Consider a PUD ordinance for a 50 room hotel on 1.07+/- acres at the southwest corner of 8th Street and W. Osceola Street.

Discussion of Non-Agenda Items

ADJOURN

Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Development Services at 352-241-7302.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.



CITY OF CLERMONT

AGENDA ITEM

Page 1 of 1

Meeting Date	
Tuesday, March 3, 2020	
Agenda Item Name	
Ordinance 2020-15 Elyksian Hotel PUD	
Requested Action	
Recommend approval of Ordinance 2020-15.	
Staff Report	
The owner, Elyksian Hotels Clermont, LLC, is requesting a rezoning from Central Business District (CBD) to a Planned Unit Development (PUD) to allow for the construction of a 50-room boutique hotel with additional meeting space, a rooftop amenity for its guests, and ground floor parking for the project. The site is located southwest of the intersection of W. Osceola Street and 8th Street. The property consists of the current Epic Bike location and the adjacent vacant parcel to the west. The proposed hotel will be built adjacent and connected to the existing Epic Bike building and will share ingress/egress and off hours parking with the existing Epic Bike business. The entire project is approximately 1.07 +/- acres. The applicant is requesting PUD zoning to allow for flexibility in site design via certain waivers to the Land Development Code. The Development Plan shows the proposed hotel to have a square footage of approximately 68,000 square feet with a maximum height of 80 feet. The structure will consist of parking on the ground floor, five stories of hotel rooms and meeting space above the parking and a roof top amenity on top. The height is measured from the ground floor parking entrance of the structure on W. Osceola Street to the top of the highest point of the structure on the rooftop amenity, which would be the elevator shaft. This is 25 feet higher than the maximum finished height allowed in the CBD, which is 55 feet. For comparison, City Hall is currently at 53 feet in height. The proposed 68,000 square foot hotel with the existing Epic Cycle building of 8,500 square feet has an approximate overall total of 76,500 square feet within the project boundary. The maximum permitted Floor Area Ratio (FAR) in the Central Business District is 3.0. The project will develop at approximately 1.66+/- FAR, which is less than the maximum. The building setbacks in the CBD allows buildings to be constructed up to the property line with a zero setback. The proposed hotel is seeking to build up to the property line, which includes the Porte-Cochere. The maximum impervious surface ratio (ISR) of the project is 96%. Under Section 122-245 (1), the CBD allows projects up to 100% if the stormwater retention can be satisfied. The development will connect into the City's Victory Pointe Master Stormwater System for the drainage and retention requirements. The overall parking demand from the project is calculated to be 76 parking spaces. This is one space per hotel room and one space per 333 square feet of retail space from the Epic Bike shop. The applicant is proposing 76 parking spaces, with 22 spaces within the covered ground floor parking area of the hotel and 32 within the Epic Bike shop parking lot.	

The applicant is seeking a public-private partnership to develop 22 on-street parking spaces using a portion of the City' right-of-way along W. Osceola Street. Since a portion of these spaces will be in the City's right-of-way, staff is unable to count these spaces as part of the overall project requirement as they cannot be exclusively used by the proposed hotel. At this time, staff is not in support of the on-street parking proposal since engineering studies have not been completed to determine the feasibility and number of spaces. To satisfy the parking shortfall, a remote parking agreement will be required to make up the parking shortfall. The applicant is in discussions with the City and other property owners on different off-site parking options. Section 98-17 of the Land Development Code allows off-site parking options when in the Central Business District.

One of the key elements of the Downtown-Waterfront Master Plan is to maximize the number of people who live, work and visit downtown. The establishment of the proposed project is consistent with that concept and would provide lodging for visitors in the downtown area. The project will be required to comply with the Land Development Regulations for the Central Business District, except for the three waivers, and Architectural Design Standards.

The requested waivers to the code consist of:

1. Overall height exceeding 55 feet up to a final height of 80 feet. Section 122-245 (3)
2. A waiver for off-site parking spaces subject to a remote parking agreement. Section 98-14
3. The use of trash compactors to reduce the number of dumpsters for the project. Section 114-8

Staff has reviewed the application as submitted and finds the proposed use is compatible with the surrounding areas, is consistent with the Comprehensive Plan and a key component in the vision of the Downtown-Waterfront Master Plan. The proposed development meets the provisions of Section 122-315, Review Criteria for a PUD. Therefore, staff recommends approval of Ordinance No. 2020-15.

Additional Analysis

Fiscal Impact Summary

Fiscal Impact

Fund Number and Description

Available Budget Amount

Exhibits Attached (copies of original agreements)

- | | | |
|----|--------------------------------------|---|
| 1. | Ord 2020-15 Elyksian Hotel Draft PUD | Ord 2020-15 Elyksian Hotel Draft PUD.docx |
| 2. | Maps | Maps.pdf |
| 3. | Final.2.25.20 Site Plan | Final.2.25.20 Site Plan.pdf |
| 4. | PUD Application | PUD Application.pdf |
| 5. | Supporting Material | Supporting Material.pdf |
| 6. | Legal Ad Proof | Legal Ad Proof.pdf |



CITY OF CLERMONT
ORDINANCE NO. 2020-15

AN ORDINANCE UNDER THE CODE OF ORDINANCES OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLERMONT REFERRED TO IN CHAPTER 122 OF ORDINANCE NO. 289-C, CODE OF ORDINANCES; REZONING THE REAL PROPERTIES DESCRIBED HEREIN AS SHOWN BELOW; PROVIDING FOR SEVERABILITY, EFFECTIVE DATE, RECORDING, AND PUBLICATION.

The City Council of the City of Clermont, Lake County, Florida hereby ordains that:

SECTION 1.

The Official Zoning Map of the City of Clermont, Lake County, Florida referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances, is hereby amended by rezoning the following described property:

LEGAL DESCRIPTION

Clermont Lots 1, 3, 5, 7, 9, N 10 Ft Of Lots 2, 4, 6, 8, N |
10 Ft Of E 40 Ft Of Lot 10 Blk 93--Less Beg At Se Cor Of Lot |
1 Blk 93, Run S 0-29-46 W 10 Ft To Se Cor Of N 10 Ft Of Lot |
2 Blk 93, N 89-23-28 W 75 Ft, N 0-29-46 E 60.01 Ft, S |
89-23-28 E 75 Ft To E Line Of Lot 1, S 0-29-46 W Along E |
Line Of Lot 1 A Dist Of 50.01 Ft To Pob--Pb 8 Pg 17 |
Orb 4605 Pg 1746 |

AND

Clermont Lot 11, E 1/2 Of Lot 13, Blk 93 Pb 8 Pg 17 |
Orb 5298 Pg 1904 |

LOCATION

Southwest corner of W. Osceola Street and 8th Street
Alternate Key 1615119 & 1615089
Approx. 1.07 acres

**From: Central Business District
To: Planned Unit Development (PUD)**

SECTION 2. General Conditions

This application for a Planned Unit Development to allow a hotel, meeting space, rooftop amenity, ground floor structured parking, and retail uses; be granted subject to the following conditions:

1. The conditions as set forth in this Planned Unit Development shall be legally binding upon any heirs, assigns and successors in title or interest.



CITY OF CLERMONT
ORDINANCE NO. 2020-15

2. The property shall be developed in substantial accordance with the Development Plan prepared by Stringfellow Planning and Design, dated February 25, 2020. Formal construction plans incorporating all conditions stated in this permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Fiber optic conduit and pull boxes may be required to be installed by the developer in the utility easements to extend the City's fiber optic network. The City will reimburse the developer at 100 percent for all costs including design, permitting, materials, and construction of the fiber optic conduit and pull boxes. At the time of site plan review, the City's Information Technology Director or authorized designee will make this determination.
5. Easements shall be provided on any existing and proposed utilities that the City will own and maintain at no expense to the City.

SECTION 3. Land Uses and Specific Conditions

1. The project may consist of up to 68,000 square feet of Hotel and associated hotel uses. In addition, up to 8,500 square feet of retail uses in the existing building (Epic Bike) is permitted along with any other CBD permitted uses.
2. The hotel building height may be greater than 55 feet but no more than 80 feet, measured at the highest point.
3. An off-site parking agreement shall be executed prior to site plan approval. The parking agreement shall meet the requirements in Section 98-17 (c) of the Land Development Code.
4. If the City Council approves a public-private partnership for on-street parking spaces along West Osceola, the developer/owner shall enter into an agreement for the design, construction and maintenance of these spaces with the City. A sidewalk easement, parking easement and a hold-harmless agreement shall be required. The owner understands that these spaces will not be assigned to the project as dedicated spaces.
5. The project may use trash compactors for solid waste collection in conjunction with dumpsters.

CITY OF CLERMONT
ORDINANCE NO. 2020-15

6. This Planned Unit Development shall become null and void if substantial construction work has not begun within two (2) years of the date that this Planned Unit Development is executed and signed by the permittee. The property will revert back to the Central Business District zoning. “Substantial construction work” means the commencement and continuous prosecution of construction of required improvements ultimately finalized at completion.
7. The project shall be developed according to the CBD Central Business District zoning designation in the Land Development Code, unless expressly stated above.

SECTION 4.

All Ordinances or parts of this Ordinance in conflict herewith are hereby repealed.

SECTION 5.

Should any Section or part of this Section be declared invalid by any court of competent jurisdiction, such adjudications shall not apply to or affect any other provision of this Ordinance, except to the extent that the entire Section or part of the Section may be inseparable in meaning and effect from the Section to which such holding shall apply.

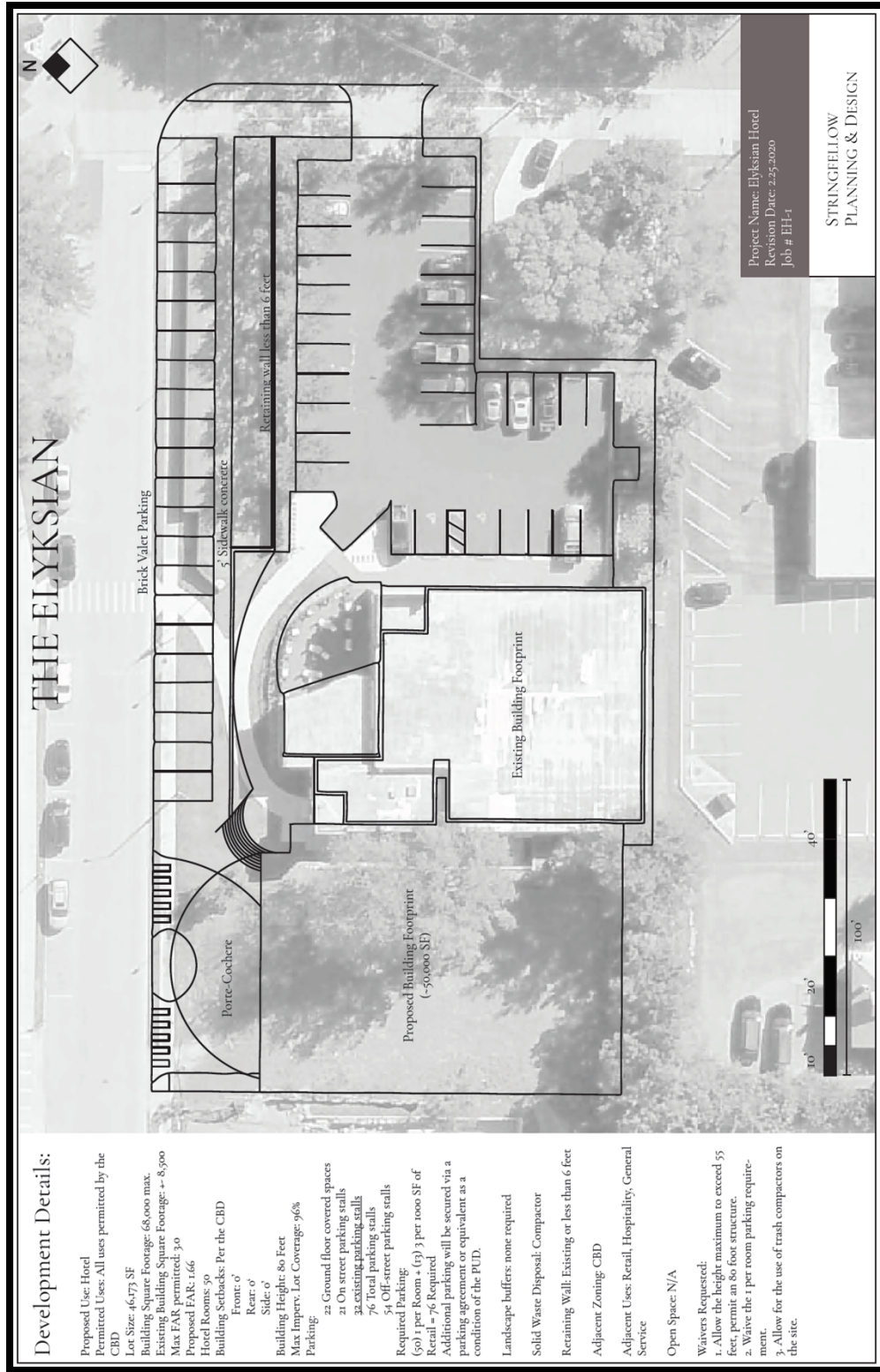
SECTION 6.

This Ordinance shall be published as provided by law, and it shall become law and take effect upon its Second Reading and Final Passage.

Location map:



Development Plan:





CITY OF CLERMONT
ORDINANCE NO. 2020-15

PASSED AND ADOPTED by the City Council of the City of Clermont, Lake County, Florida on this 24th day of March, 2020.

CITY OF CLERMONT

Gail L. Ash, Mayor

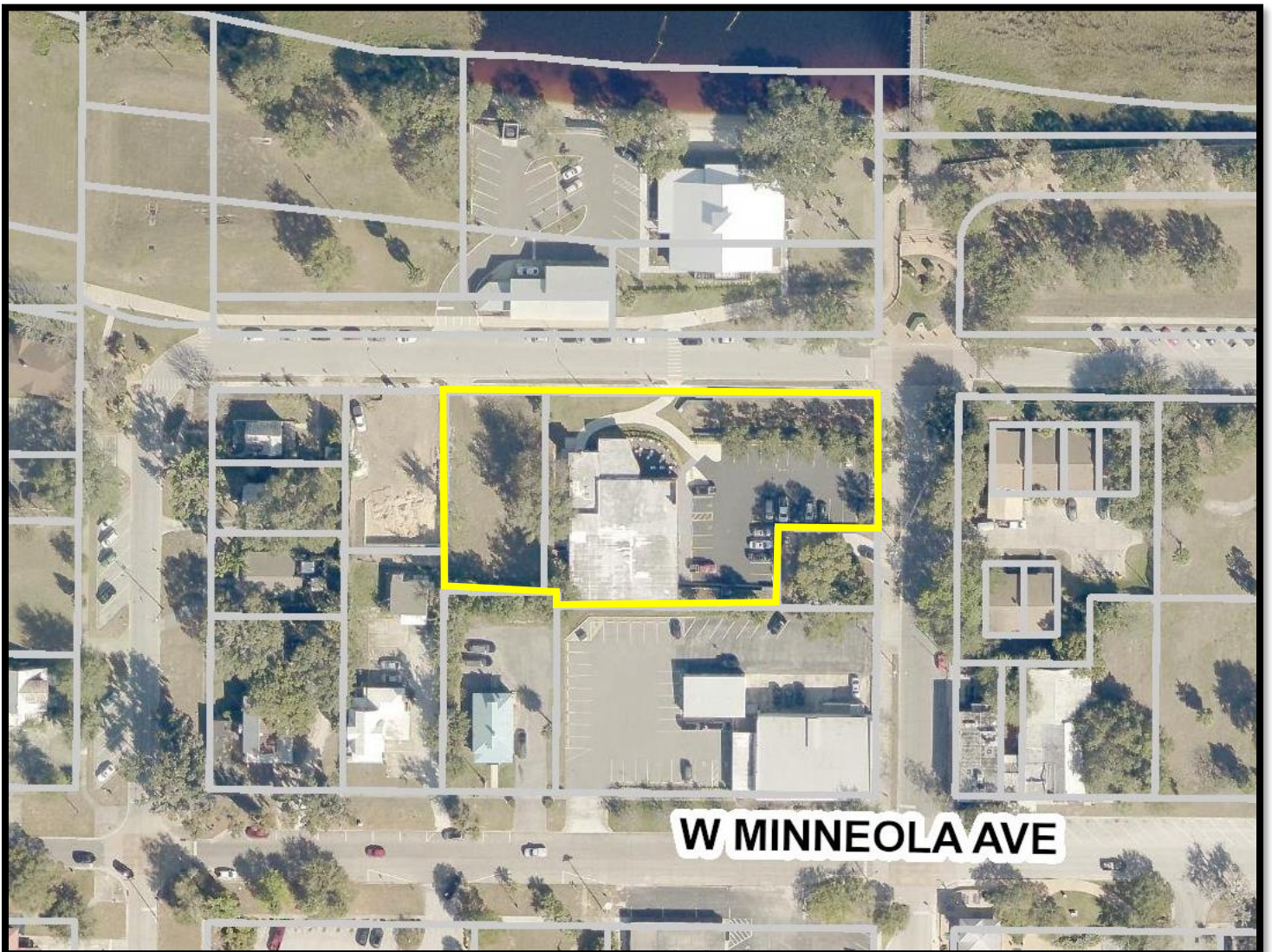
ATTEST:

Tracy Ackroyd Howe, MMC, City Clerk

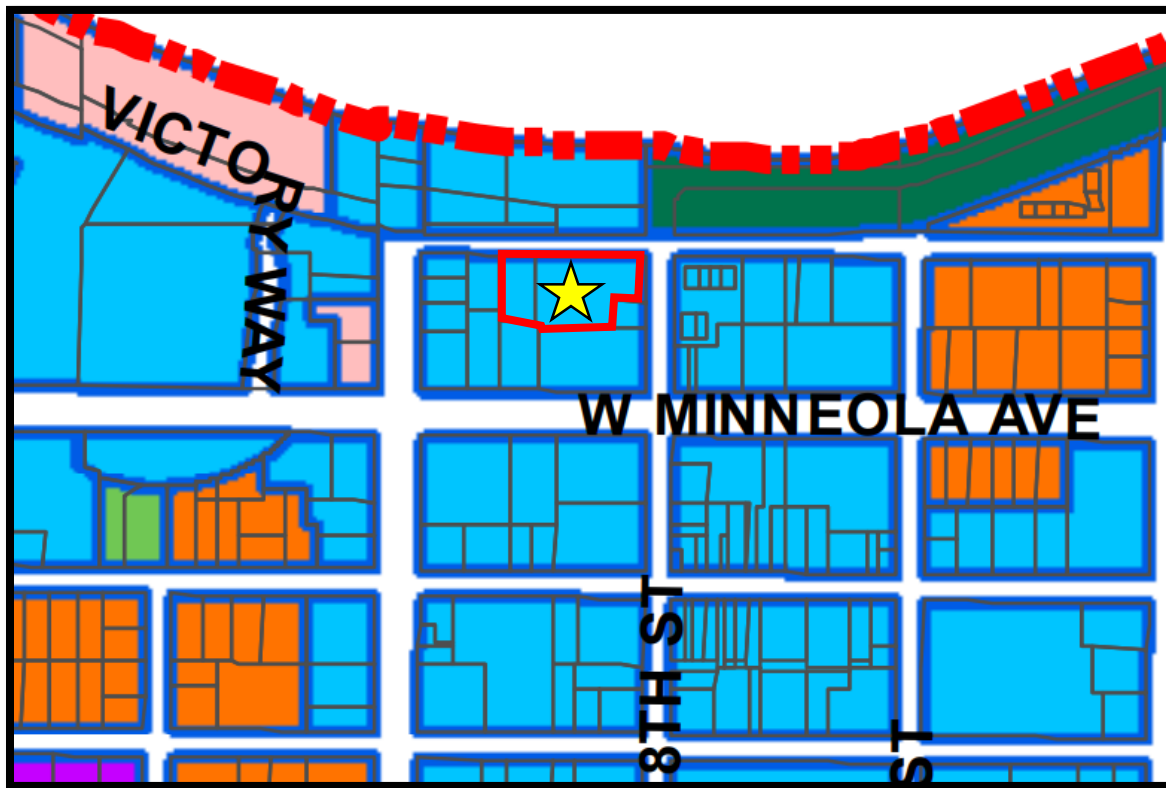
Approved as to form and legality:

Daniel F. Mantzaris, City Attorney

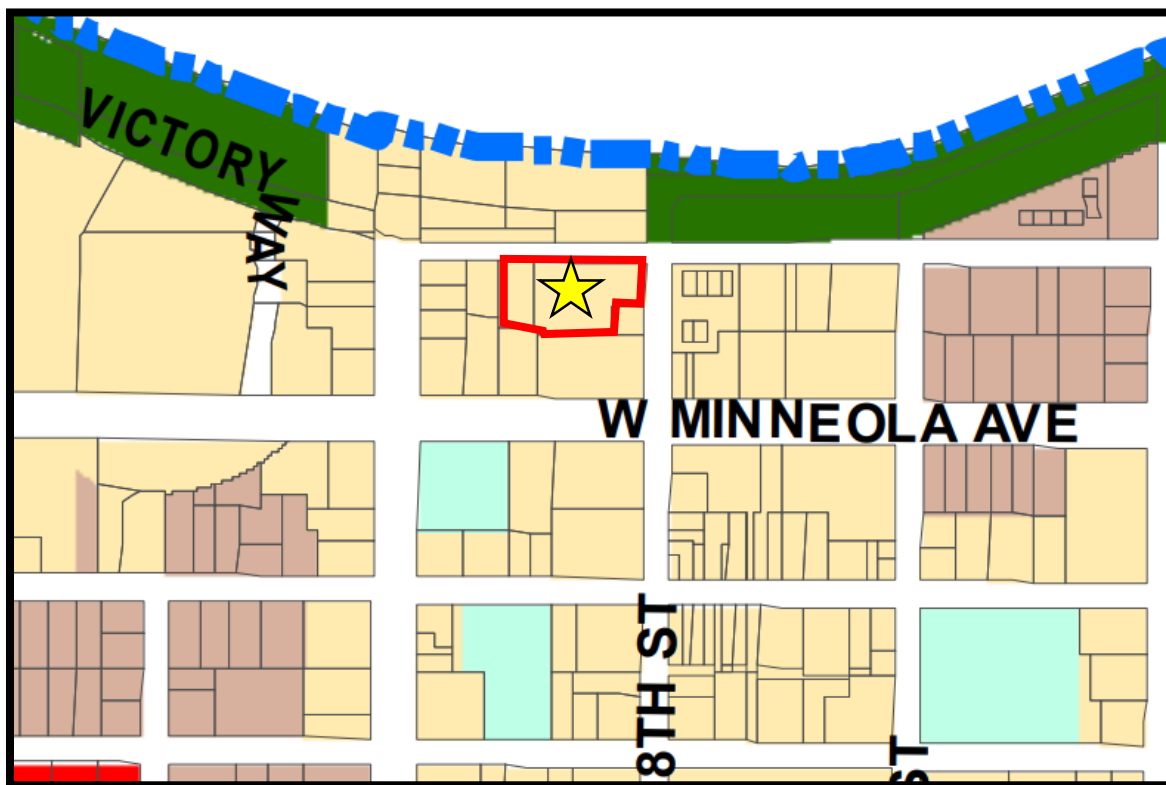
Location - Elyksian Hotel PUD



Zoning & Future Land Use- Elyksian Hotel PUD



Zoning



Future Land Use



Development Details:

Proposed Use: Hotel
Permitted Uses: All uses permitted by the CBD

Lot Size: 46,173 SF
Building Square Footage: 68,000 max.
Existing Building Square Footage: +- 8,500
Max FAR permitted: 3.0
Proposed FAR: 1.66

Hotel Rooms: 50
Building Setbacks: Per the CBD
Front: 0'
Rear: 0'
Side: 0'

Building Height: 80 Feet
Max Imperv. Lot Coverage: 96%

Parking:
22 Ground floor covered spaces
21 On street parking stalls
32 existing parking stalls
76 Total parking stalls
54 Off-street parking stalls

Required Parking:
(50) 1 per Room + (13) 3 per 1000 SF of Retail = 76 Required
Additional parking will be secured via a parking agreement or equivalent as a condition of the PUD.

Landscape buffers: none required

Solid Waste Disposal: Compactor

Retaining Wall: Existing or less than 6 feet

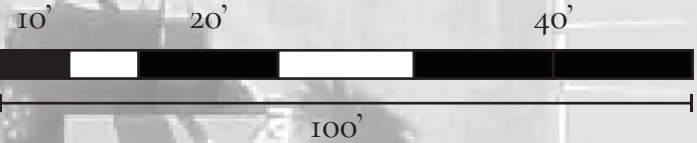
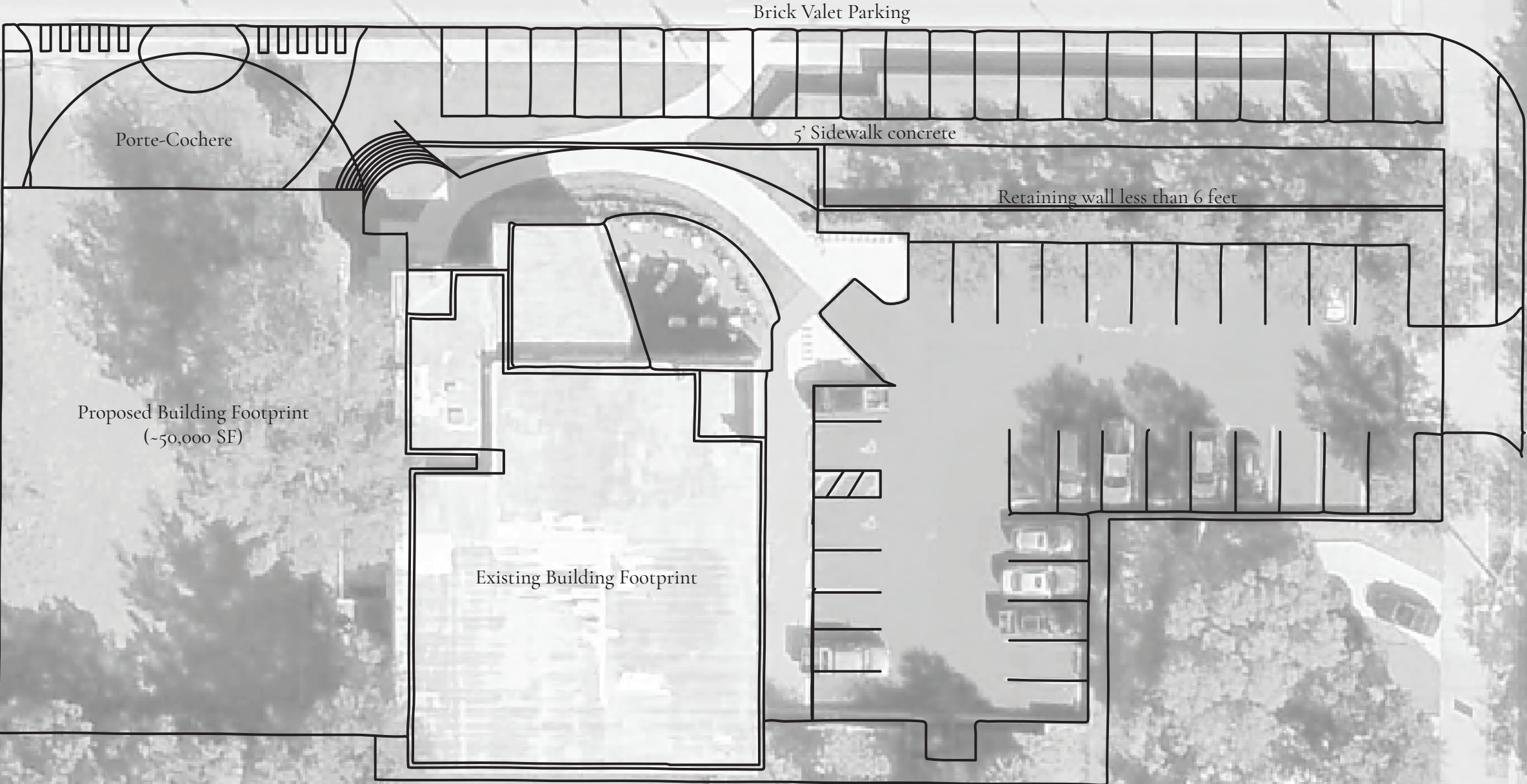
Adjacent Zoning: CBD

Adjacent Uses: Retail, Hospitality, General Service

Open Space: N/A

Waivers Requested:
1. Allow the height maximum to exceed 55 feet, permit an 80 foot structure.
2. Waive the 1 per room parking requirement.
3. Allow for the use of trash compactors on the site.

THE ELYKSIAN



Project Name: Elyksian Hotel
Revision Date: 2.25.2020
Job # EH-1

STRINGFELLOW
PLANNING & DESIGN



PUD 2002-0001

CITY OF CLERMONT
REZONING
APPLICATION

DATE: 02-04-2020

Paid CK # 1003
FEE: \$542.⁰⁰
+ cost of advertisement

PROJECT NAME (if applicable): Elyksian Hotel

APPLICANT: Stringfellow Planning & Design

CONTACT PERSON: Alex Stringfellow

Address: 705 W. Minneola Ave.

City: Clermont State: FL Zip: 34711

Phone: 352.217.7710 Fax: _____

E-Mail: alex@stringfellowplanning.com

OWNER: Elyksian Hotels Clermont, LLC

Address: 857 W. Osceola Street

City: Clermont State: Florida Zip: 34711

Phone: 407-267-1726 Fax: _____

Address of Subject Property: 857 WEST OSCEOLA ST CLERMONT FL 34711

Legal Description (include copy of survey):

CLERMONT LOTS 1, 3, 5, 7, 9, N 10 FT OF LOTS 2, 4, 6, 8, N |
10 FT OF E 40 FT OF LOT 10 BLK 93--LESS BEG AT SE COR OF LOT |
1 BLK 93, RUN S 0-29-46 W 10 FT TO SE COR OF N 10 FT OF LOT |
2 BLK 93, N 89-23-28 W 75 FT, N 0-29-46 E 60.01 FT, S |
89-23-28 E 75 FT TO E LINE OF LOT 1, S 0-29-46 W ALONG E |
LINE OF LOT 1 A DIST OF 50.01 FT TO POB--PB 8 PG 17 |
ORB 4605 PG 1746 |

AND
CLERMONT LOT 11, E 1/2 OF LOT 13, BLK 93 PB 8 PG 17 |
ORB 5298 PG 1904 |

Acreage: 1.07 Land Use: Downtown MU

(City verification required)

Present Zoning: CBD Proposed Zoning: PUD

(City verification required)



**CITY OF CLERMONT
REZONING
APPLICATION**
Page 2

Answers to the following questions are required to complete this application.

What are you proposing to do that would require a rezoning?

The Elyksian Hotel is a boutique hotel proposed to be located adjacent to the existing Epic Cycles building on West Osceola Street in downtown Clermont. The hotel is proposed to have 50 rooms, with additional meeting space, ground floor covered parking and rooftop amenities for its guests. The property is approximately one (1) acre and includes the existing Epic Cycles building and parking lot. The clientele attracted by Epic Cycles has been voicing their desire to near downtown Clermont, as they attend cycling events or travel to the area for various reasons. This project proposes to meet that demand, in part, and to provide additional taxable value in the downtown. The proposed use is consistent with similar historic downtowns in the Central Florida region and will provide additional economic activity for adjacent businesses already located in downtown. The hotel proposes to exceed the current height maximum in the current CBD zoning district.

Alex Stringfellow
Applicant Name (print)

x Alex Stringfellow
Applicant Name (signature)

Roman Brana Gonzalez
Owner Name (print)

x Roman Brana Gonzalez
Owner Name (signature)

City of Clermont
Development Services Department
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-021 9
(352) 394-4083 Fax: (352) 394-3542



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE:

Before me, the undersigned authority personally appeared

Roman Brana Gonzalez, who being

by me first duly sworn on oath, deposes and says:

1. That he (she) is the fee-simple owner of the property legally described on the attachment of this application.

2. That he (she) desires

PUD

for the property legally described on the attachment of this application.

3. That the owner of said property has appointed Alex Stringfellow to act as agent on his (her) behalf to accomplish the above. The owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his (her) stead.

Roman Brana Gonzalez

Affiant - Applicant Name (print)

X

[Signature]

Affiant - Applicant Name (signature)

SWORN to and SUBSCRIBED before me by

or personally known by me this 11th day of February, 2020.



X Dawn Stalaker

Notary Public, State of Florida at Large

My Commission Expires: 8-30-20

ELYKSIAN HOTEL PUD

857 WEST OSCEOLA ST CLERMONT FL 34711

1. **Application:** Attached
2. **Application fee:** Attached
3. **Power of Attorney:** N/A
4. **Lake County Property Record Cards:** Attached
5. **Proof of Ownership:** Attached
6. **Narrative:** The Elyksian Hotel is a boutique hotel proposed to be located adjacent to the existing Epic Cycles building on West Osceola Street in downtown Clermont. The hotel is proposed to have 50 rooms, with additional meeting space, ground floor covered parking and rooftop amenities for its guests. The property is approximately one (1) acre and includes the existing Epic Cycles building and parking lot. The clientele attracted by Epic Cycles has been voicing their desire to near downtown Clermont, as they attend cycling events or travel to the area for various reasons. This project proposes to meet that demand, in part, and to provide additional taxable value in the downtown. The proposed use is consistent with similar historic downtowns in the Central Florida region and will provide additional economic activity for adjacent businesses already located in downtown.
7. **Legal Description:** CLERMONT LOTS 1, 3, 5, 7, 9, N 10 FT OF LOTS 2, 4, 6, 8, N |
10 FT OF E 40 FT OF LOT 10 BLK 93--LESS BEG AT SE COR OF LOT |
1 BLK 93, RUN S 0-29-46 W 10 FT TO SE COR OF N 10 FT OF LOT |
2 BLK 93, N 89-23-28 W 75 FT, N 0-29-46 E 60.01 FT, S |
89-23-28 E 75 FT TO E LINE OF LOT 1, S 0-29-46 W ALONG E |
LINE OF LOT 1 A DIST OF 50.01 FT TO POB--PB 8 PG 17 |
ORB 4605 PG 1746 |

AND

CLERMONT LOT 11, E 1/2 OF LOT 13, BLK 93 PB 8 PG 17 |
ORB 5298 PG 1904 |
8. **Location Map:** Attached
9. **Adequate Public Facilities:** N/A
10. **Cut/Fill of the Property:** The property will not cut nor fill equal to or greater than 15'

STRINGFELLOW
PLANNING & DESIGN

11. Traffic Impact Analysis: Per ITE Handbook, 10th Addition

No.	Land Use	Unit	Daily Rate	Peak Hour of Adjacent Street Rate					
				AM (7-9)			PM (4-6)		
				Total	In	Out	Total	In	Out
310	Hotel	rooms	8.36	.47	59%	41%	0.60	51%	49%
Proposed Rooms		50							
* Daily Rate		8.36							
= Total Trips		418							

12. Lake County Schools Adequate School Facilities Determination: N/A

13. Phasing Plan: N/A

14. Aerial Photo: Attached

15. Boundary Survey: Attached

16. Topographical Survey: Attached

17. PUD Restrictions: None Proposed

18. Proposed Conceptual Site Plan: Attached

19. Architectural/Elevations: Attached

20. Pre-Application Meeting with Staff: Complete January 15, 2020

PROPERTY RECORD CARD

General Information

Owner Name:	LAKE PHOENIX HOLDINGS LLC	Alternate Key:	1615089
Mailing Address:	528 8TH ST CLERMONT, FL 34711 Update Mailing Address	Parcel Number:	24-22-25-0100-093-00100
		Millage Group and City:	00C1 (CLERMONT)
		2019 Total Certified Millage Rate:	17.9211
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	528 8TH ST CLERMONT FL 34711 Update Property Location	Property Name:	-- Submit Property Name School Locator & Bus Stop Map School Boundary Maps
Property Description:	School Information: CLERMONT LOTS 1, 3, 5, 7, 9, N 10 FT OF LOTS 2, 4, 6, 8, N 10 FT OF E 40 FT OF LOT 10 BLK 93--LESS BEG AT SE COR OF LOT 1 BLK 93, RUN S 0-29-46 W 10 FT TO SE COR OF N 10 FT OF LOT 2 BLK 93, N 89-23-28 W 75 FT, N 0-29-46 E 60.01 FT, S 89-23-28 E 75 FT TO E LINE OF LOT 1, S 0-29-46 W ALONG E LINE OF LOT 1 A DIST OF 50.01 FT TO POB--PB 8 PG 17 ORB 4605 PG 1746		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORE 1 STORY FREE STANDING (1100)	0	0		34499.25 SF		\$0.00	\$379,492.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Commercial Building(s)

Building 1

Commercial Building Value: \$389,656.00

Summary			Section(s)						
Year Built:	1968	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage:	8473	1	FINISHED LIVING AREA (FLA)	16	1	4080	0%	0%	
Full Bathrooms:	2		Interior Finish (11C)		Percent		Sprinkler		A/C
					100.00 %		Yes		Yes
Half Bathrooms:	0	2	FINISHED LIVING AREA (FLA)	12	1	4393	0%	0%	
Elevators:	0				Percent		Sprinkler		A/C
Elevator Landings:	0		Interior Finish (11C)		83.00 %		Yes		Yes



This Document Prepared By and Return to:
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, FL 34711
(352) 243-2801

Parcel ID Number: 24-22-25-010009300100

Warranty Deed

This Indenture, Made this 25th day of March, 2015 A.D., Between OMBS, LLC, a Florida limited liability company of the County of Lake, State of Florida, grantor, and LAKE PHOENIX HOLDINGS, LLC, a Florida limited liability company whose address is: 2507 S. U.S. Highway 27, Clermont, FL 34711 of the County of Lake, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lake State of Florida to wit:

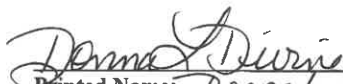
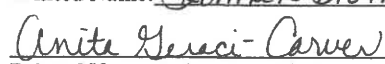
Lots 1, 3, 5, 7 and 9; the North 10 feet of Lots 2, 4, 6 and 8; and the North 10 feet of the East 40 feet Lot 10, Block 93, Official Map of the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Page 17 through 23, Public Records of Lake County, Florida, LESS Parcel B described as: Begin at the Southeast corner of Lot 1, Block 93, Official Map of the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run S 00°29'46" W along the East line of said Lot 1 for a distance of 10.00 feet to the Southeast corner of the North 10.00 feet of Lot 2, Block 93 of said plat of the City of Clermont; thence run N 89°23'28" W along the South lines of the North 10.00 feet of Lots 2 and 4 of said plat for a distance of 75.00 feet; thence run N 00°29'46" E for a distance of 60.01 feet; thence run S 89°23'28" E for a distance of 75.00 feet to the East line of aforesaid Lot 1; thence run S 00°29'46" W along said East line of Lot 1 for a distance of 50.01 feet to the Point of Beginning.

DOCUMENTARY STAMPS IN THE AMOUNT OF \$3,850.00 HAVE BEEN PAID. THE PURCHASE PRICE IS \$550,000.00.

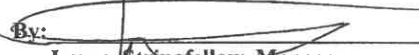
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

WITNESSES:

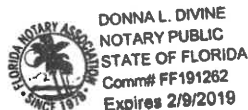

Printed Name: Donna L. Divine

Printed Name: Anita Geraci-Carver

OMBS, LLC, a Florida limited liability company

By: 
Jayson Stringfellow, Manager
P. O. Address: 1455 W. Lakeshore Drive
Clermont, FL 34711

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 25th day of March, 2015 by Jayson Stringfellow, Manager of OMBS, LLC, a Florida limited liability company who is personally known to me or who has produced his Florida driver's license as identification.




Printed Name: Donna L. Divine
Notary Public
My Commission Expires:

Prepared by and return to:
Bret Jones, Esquire
Bret Jones, P.A.
700 Almond Street
Clermont, Florida 34711

[Space Above This Line For Recording Data]

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE ASSURANCE WAS REQUESTED OR GIVEN.
THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

Quit Claim Deed

This Quit Claim Deed made on 30 day of January 2020, between **Lake Phoenix Holdings, LLC a Florida Limited Liability Company** whose address is 528 8th Street, Clermont, Florida 34711 ("Grantors"), and **Elyksian Hotels Clermont, LLC a Florida Limited Liability Company**, ("Grantee"), whose post office address is 528 8th Street, Clermont, Florida 34711.

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, personal representatives, and assigns forever all of the right, title, and interest of Grantors in the following described land situated in **Lake County, Florida**:

Lake County Parcel ID No. 24-22-25-0100-093-01100

Lot 11 and the East ½ of Lot 13, Block 93, The City of Clermont according to the plat thereof as recorded in Plat Book 8, Page 17-S, Public Records of Lake County, Florida ,

together will all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor.

Said property is not the homestead of the Grantors under the laws and Constitution of the State of Florida.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of Grantors, either in law or equity, to the only proper use, benefit and behalf of Grantee.

In Witness Whereof, Grantors have hereunto set Grantors' hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

By: Lake Phoenix Holdings LLC

Witness: Lisa N. Welling
Kay S. Walls
Witness: Kay S. Walls
STATE OF FLORIDA
COUNTY OF LAKE

Roman Gonzalez
Roman Gonzalez it's Manager

The foregoing instrument was acknowledged before me by physical appearance this 30 day of January, 2020 by **Roman Gonzalez Manager of Lake Phoenix Holdings LLC**, who produced Florida Driver's Licenses as identification.

[Signature]
Notary Public – State of Florida



Description:

Lots 1, 3, 5, 7, 9; the North 10 feet of Lots 2, 4, 6 and 8; and the North 10 feet of the East 40 feet of Lot 10, Block 93, OFFICIAL MAP OF THE CITY OF CLERMONT, according to the plat thereof, as recorded in Plat Book 8, Page 17 through 23, Public Records of Lake County, Florida, LESS Parcel B described as:

BEGIN at the Southeast corner of Lot 1, Block 93, Official Map of the City of Clermont, according to the plat thereof as recorded in Plat Book 8, Page 17, Public Records of Lake County, Florida, thence run S 00°29'46" W along the East line of said Lot 1 for a distance of 10.00 feet to the Southeast corner of the North 10.00 feet of Lot 2, Block 93 of said plat of the City of Clermont; thence run N 89°23'28" W along the South lines of the North 10.00 feet of Lots 2 and 4 of said plat for a distance of 75.00 feet; thence run N 00°29'46" E for a distance of 60.01 feet; thence run S 89°23'28" E for a distance of 75.00 feet to the East line of aforesaid Lot 1; thence run S 00°29'46" W along said East line of Lot 1 for a distance of 50.01 feet to the Point of Beginning.

Scale = 1" = 30'

Notes:

- Bearings based on the South line of Osceola Street as being S 89°34'25" E, an assumed meridian.
- Legal description from Exhibit A in title commitment.
- Title commitment by Old Republic National Title Insurance Company file No. 12-2014-125043A1 dated Jan. 11, 2015 @ 11:00 PM was provided for this Survey.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 0.815 acres, more or less, and is subject to any rights of way or easements of record.

Property address:
528 8th Street
Clermont, FL 34711

Surveyor's Certification

I hereby certify to Lake Phoenix Holding, LLC, Law Office of Anita Geraci-Carver, P.A., First Green Bank, Epic Cycles Worldwide, LLC, and Stone and Gerkin, P.A. that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5U-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

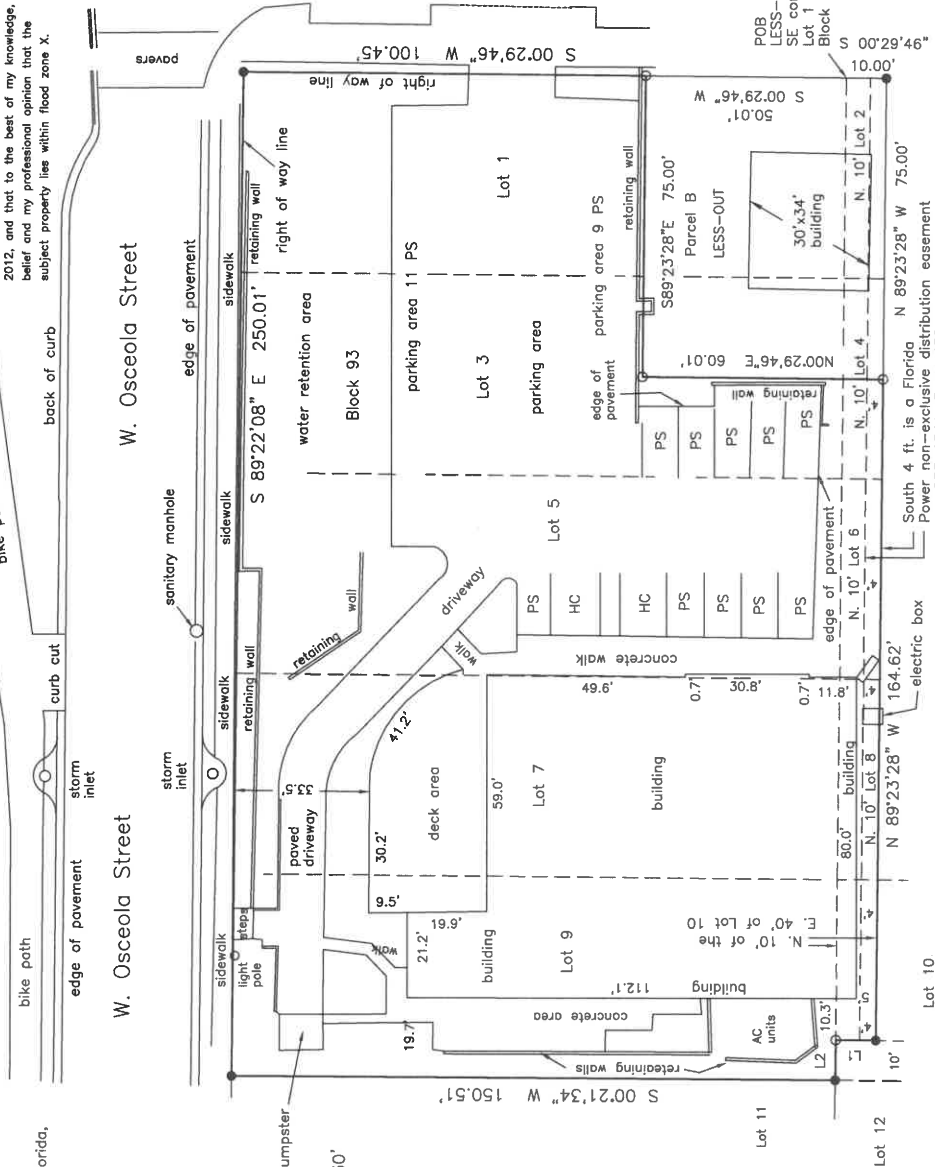
JEFFREY P. RHODEN PSM #5322 03/18/15

STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Map of Boundary Survey

City of Clermont

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12068C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.



Legend:

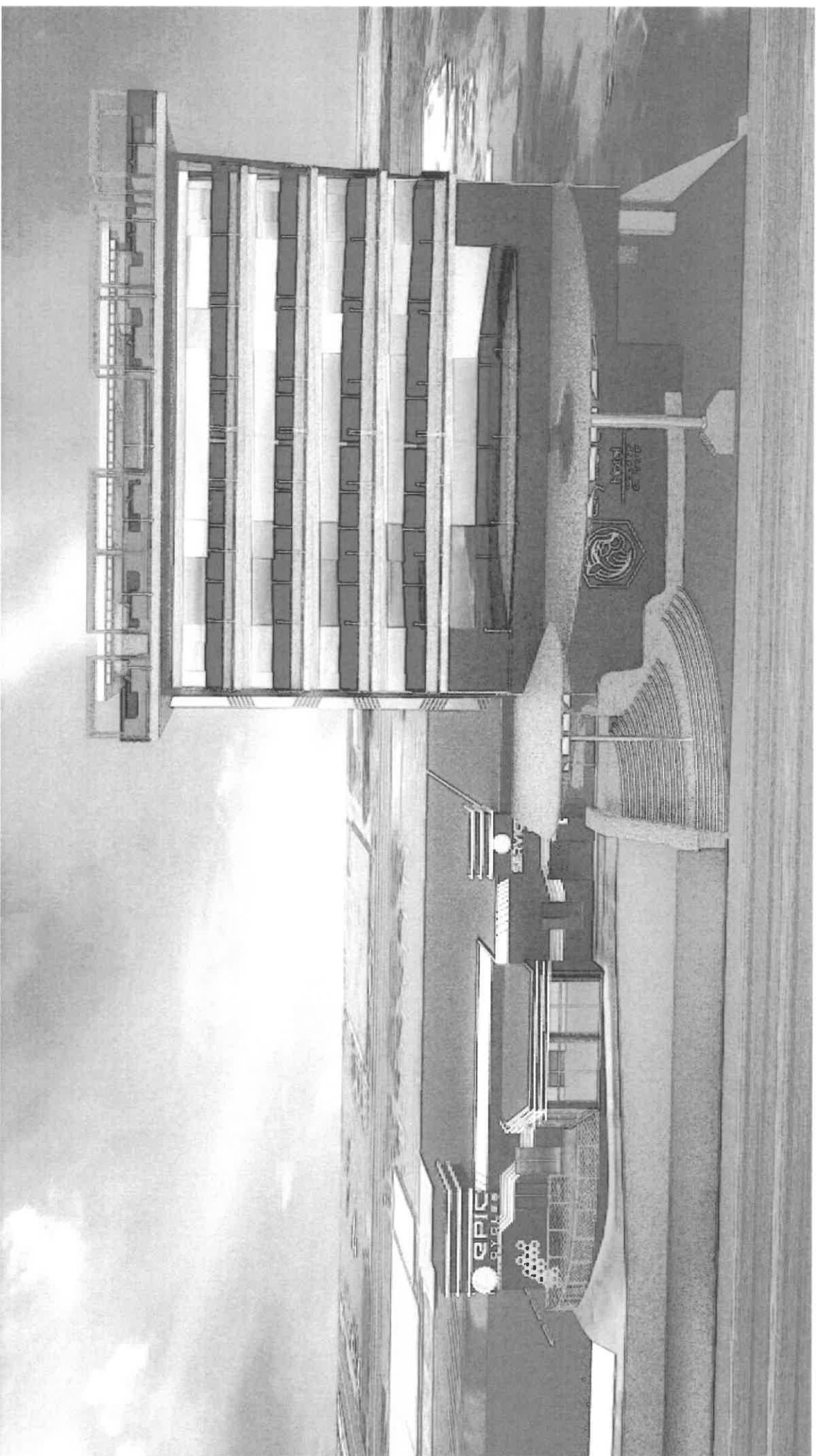
- POB denotes Point of Beginning
- denotes found 1/2" iron rod & cap "LB 6987"
- denotes set 1/2" iron rod & cap "LB 6980"

HC denotes handicap space
PS denotes parking space

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°21'34" W	10.00'
L2	N 89°23'28" W	10.00'

Prepared for:
Law Office of Anita Geraci-Carver, P.A.
14073.005

Rhoden Land Surveying, Inc.
LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255



Page : 1 of 2 02/12/2020 11:10:53

Order Number : 10094690
PO Number :
Customer : 7101866 CITY OF CLERMONT
Contact : Carlie Zinker
Address1 : P.O. BOX 120219
Address2 :
City St Zip : CLERMONT FL 34712
Phone : (352) 241-7331
Fax : (352) 394-2379

Printed By : liana.rickman
Entered By : liana.rickman

Keywords : LEGAL NOTICE Notice is hereby given that the City
Notes :
Zones :

Ad Number : 10273138
Ad Key :
Salesperson : D001 - Liana Davis - D001
Publication : Daily Commercial
Section : Public Notices
Sub Section : Public Notices
Category : LEGAL NOTICES
Dates Run : 02/17/2020-03/09/2020
Days : 2
Size : 1 x 8.98, 93 lines
Words : 414
Ad Rate : Open
Ad Price : 281.56
Amount Paid : 0.00
Amount Due : 281.56

LEGAL NOTICE

Notice is hereby given that the City Council of the City of Clermont will consider the enactment of following proposed ordinance. All interested parties will be given an opportunity to express their views on this matter.

ORDINANCE NO. 2020-15

An Ordinance under the Code of Ordinances of the City of Clermont, Lake County, Florida amending the Official Zoning Map of the City of Clermont, referred to in Chapter 122 of Ordinance No. 289-C, Code of Ordinances; Rezoning the real properties described herein as shown below, providing for severability, an effective date, recording, and publication.

LOCATION

Southwest corner of W. Osceola
Street and 8th Street
Alternate Key 1615119 & 1615089
Approx. 1.07 acres

LEGAL DESCRIPTION

CLERMONT LOTS 1, 3, 5, 7, 9, N 10
FT OF LOTS 2, 4, 6, 8, N |
10 FT OF E 40 FT OF LOT 10 BLK
93-LESS BEG AT SE COR OF LOT |
1 BLK 93, RUN S 0-29-46 W 10 FT TO
SE COR OF N 10 FT OF LOT |
2 BLK 93, N 89-23-28 W 75 FT, N
0-29-46 E 60.01 FT, S |
89-23-28 E 75 FT TO E LINE OF LOT
1, S 0-29-46 W ALONG E |
LINE OF LOT 1 A DIST OF 50.01 FT TO
POB-PB 8 PG 17 |
ORB 4605 PG 1746 |

AND

CLERMONT LOT 11, E 1/2 OF LOT 13,
BLK 93 PB 8 PG 17 |
ORB 5298 PG 1904 |

From: Central Business District
(CBD)
To: Planned Unit Development
(PUD) for a hotel

This request will be considered by the Planning & Zoning Commission on Tuesday, March 3, 2020 at 6:30 p.m. and

A public meeting to consider the request will be held before the City Council on Tuesday, March 24, 2020 for final enactment.

All meetings will be held at City Hall, Council Chambers, located at 685 W. Montrose Street.

This ordinance is available for public

Order Number	:	10094690	Ad Number	:	10273138
PO Number	:		Ad Key	:	
Customer	:	7101866 CITY OF CLERMONT	Salesperson	:	D001 - Liana Davis - D001
Contact	:	Carlie Zinker	Publication	:	Daily Commercial
Address1	:	P.O. BOX 120219	Section	:	Public Notices
Address2	:		Sub Section	:	Public Notices
City St Zip	:	CLERMONT FL 34712	Category	:	LEGAL NOTICES
Phone	:	(352) 241-7331	Dates Run	:	02/17/2020-03/09/2020
Fax	:	(352) 394-2379	Days	:	2
	:		Size	:	1 x 8.98, 93 lines
Printed By	:	liana.rickman	Words	:	414
Entered By	:	liana.rickman	Ad Rate	:	Open
	:		Ad Price	:	281.56
Keywords	:	LEGAL NOTICE Notice is hereby given that the City	Amount Paid	:	0.00
Notes	:		Amount Due	:	281.56
Zones	:				

inspection in the office of the City Clerk, 685 W. Montrose St., Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M. Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you may need to ensure that a verbatim record is made.

Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

Tracy Ackroyd Howe, MMC
City Clerk

Ad No: 10094690
February 17, 2020 &
March 09, 2020