

Rick Scott
GOVERNOR



Beola Collins
Ord # 2014-47
Jesse Panuccio
EXECUTIVE DIRECTOR

RECEIVED
SEP 08 2014
Growth Management - Admin.

September 3, 2014

The Honorable Jimmy Conner, Chairman
Lake County Board of County Commissioners
Post Office Box 7800
Tavares, Florida 32778

Dear Chairman Conner:

The Department of Economic Opportunity has completed its review of the County's adopted comprehensive plan amendments (Amendment Numbers 14-6ESR, 7ESR, 10ESR, 11ESR, 12ESR, 13ESR and 14ESR) adopted by Ordinance Numbers 2014-43, 47, 41, 46, 44, 45 and 42 on July 22, 2014. We have reviewed the amendments in accordance with the expedited state review process set forth in Sections 163.3184(2), (3) and (5), Florida Statutes (F.S.), and have identified no provision that necessitates a challenge to any of the adoption ordinances.

If a plan amendment is not challenged by an affected person, the amendment will become effective 31 days after the Department of Economic Opportunity notified the County that the plan amendment package was complete. If a plan amendment is challenged by an affected person, the amendment would not become effective until the Department of Economic Opportunity or the Administration Commission enters a final order determining the amendment to be "In Compliance". No development orders, development permits, or land uses dependent on an amendment may be issued or commenced before the amendment has become effective.

We appreciated the opportunity to work with County staff during our review of these amendments. If you have any questions related to this review, please contact Caroline Knight at (850) 717-8496 or by email: caroline.knight@deo.myflorida.com.

Sincerely,

Ana Richmond, Chief
Bureau of Community Planning

AR/ck

- cc: Ms. Amye King, Director, Growth Management Department
Mr. Hugh Harling, Executive Director, East Central Florida Regional Planning Council
Mr. Steve Fitzgibbons, Intergovernmental Planner, St. Johns River Water Management District

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ADOPTION
ORDINANCE 2014 – 47
LPA#13/10/1-2
Bella Collina, CR 455, near Montverde

6 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY,
7 FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING
8 POLICY I-1.2.2 *CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING*, TO ADD THE
9 BELLA COLLINA FUTURE LAND USE CATEGORY TO TABLE FLUE 2 - FUTURE LAND USE
10 CATEGORIES TABLE; AMENDING POLICY I-1.2.6 *CALCULATION OF DENSITY AND*
11 *INTENSITY IN MIXED USE DEVELOPMENT*, TO ADD THE BELLA COLLINA FUTURE LAND
12 USE CATEGORY TO THE LIST OF FUTURE LAND USE CATEGORIES THAT ALLOW
13 MIXED USE DEVELOPMENT; AMENDING OBJECTIVE I-1.3 *URBAN FUTURE LAND USE*
14 *SERIES*, TO ADD BELLA COLLINA FUTURE LAND USE CATEGORY TO THE LIST OF
15 FUTURE LAND USE CATEGORIES THAT MAKE UP THE URBAN FUTURE LAND USE
16 SERIES; CREATING POLICY I-1.3.11 *BELLA COLLINA FUTURE LAND USE CATEGORY* TO
17 CREATE THE BELLA COLLINA FUTURE LAND USE CATEGORY AND LIST THE ALLOWED
18 USES, AND REQUIREMENTS FOR IMPERVIOUS SURFACE, DENSITY, INTENSITY, OPEN
19 SPACE AND BUILDING HEIGHT; AMENDING THE FUTURE LAND USE MAP FROM
20 RURAL TRANSITION TO BELLA COLLINA FUTURE LAND USE CATEGORY FOR THE
21 PARCELS LOCATED SOUTH OF MONTVERDE AND EAST AND WEST OF CR 455, MORE
22 PARTICULARLY DESCRIBED IN SECTION 3 BELOW, AND SHOWN IN EXHIBIT A;
23 PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA
24 STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
25 DATE.

26 WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and
27 municipal planning, and land development regulation in the State of Florida; and

28 WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of
29 County Commissioners of Lake County to "Prepare and enforce comprehensive plans for the
30 development of the county"; and

31 WHEREAS, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May,
32 2010, the Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake
33 County 2030 Comprehensive Plan; and

34 WHEREAS, on the 23rd day of July, 2010, the State of Florida Department of Community
35 Affairs, now known as the Community Planning and Development Division of the Florida
36 Department of Economic Opportunity, published a Notice of Intent finding the Lake County
37 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

38 WHEREAS, on the 22nd day of September, 2011, the Lake County 2030 Comprehensive
39 Plan became effective; and

40 WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of
41 Comprehensive Plan Amendments; and

42 WHEREAS, on the 2nd day of April, 2014, this Ordinance was heard at a public hearing
43 before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency;
44 and

45 WHEREAS, on the 22nd day of April, 2014, this Ordinance was heard at a public hearing

1 before the Lake County Board of County Commissioners; and

2 **WHEREAS**, on the 22nd day of July 2014, this Ordinance was heard at a public hearing
3 before the Lake County Board of County Commissioners for adoption; and

4 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake
5 County to adopt the amendment to the Lake County Comprehensive Plan Future Land Use
6 Map; and

7 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake
8 County, Florida, that:

9 **Section 1. Comprehensive Plan Future Land Use Map Amendment.**

10 The 2030 Future Land Use Map is hereby amended to change the Future Land Use Category on
11 the property described in Exhibit A, from Rural Transition to Bella Collina.

12
13 **Section 2. Comprehensive Plan Text Amendment.**

14 The 2030 Comprehensive Plan is hereby amended to include the following text amendments.
15 Added text is shown as underlined, deleted text is shown as ~~strikethrough~~. The notation * * *
16 shall mean that all preceding or subsequent text remains unchanged.

17
18 ***

19
20 **Policy I-1.2.2 Consistency between Future Land Use and Zoning**

21 The County shall regulate land use activities within the Future Land Use Categories and overlay
22 areas illustrated on the Future Land Use Map and described within the Comprehensive Plan
23 through the implementation of zoning districts. Zoning districts shall be defined within the Land
24 Development Regulations, and a zoning map produced that depicts the demarcation of each
25 zoning district. The maximum density and intensity of zoning districts shall not exceed the
26 density and intensity allowed by the Future Land Use Category. The Future Land Use Categories
27 are summarized in Table FLUE-2, as follows:

28 **Table FLUE 1 - Future Land Use Categories Table**

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Urban Low Density	4 d.u./1 acre	0.25 to 0.35	0.60	25%	Note (3)
Urban Medium Density	7 d.u./1 acre	0.35 to 0.50	0.70	20%	Note (3)
Urban High Density	Min. 4 d.u./1 acre Max 12 d.u./1 acre	2.0	0.80	10%	Note (3)
Cagan Crossings (728.5 acres) (4)	8,000 d.u.	700,000 s.f.	NS	44%	Note (3)
<u>Bella Collina</u>	<u>868 d.u.</u>	<u>500,000 s.f.</u>	<u>0.60</u>	<u>25%</u>	<u>Note (3)</u>

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Regional Office	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6))	3.0	0.75	15%	Note (3)
Regional Commercial	1 multi-family du per 10,000 sq. ft. of commercial space (Note (6))	3.0	0.75	15%	Note (3)
Industrial	NS	1.0	0.80	NS	Note (3)
Public Service Facilities & Infrastructure	1 caretaker unit per parcel	1.0	0.80	NS	Note (3)
Mt. Plymouth-Sorrento Main Street	5.5 d.u./1 acre	0.30	0.60	20% to 25%	"see Mt. Plymouth-Sorrento Policies"
Mt. Plymouth - Sorrento Neighborhood	2 d.u./1 acre	0.20 to 0.30	0.30	30% to 50%	"see Mt. Plymouth-Sorrento Policies"
Rural	1 d.u./5 acres	NS	0.20 0.30	Min. 35%	Note (3)
Rural Transition	1 d.u./5 acres 1 d.u./3 acres 1 d.u./1 acre	NS	0.30 0.50	35% to 50%	Note (3)
Recreation	NS	0.10	0.50	NS	Note (3)
Conservation	NS	NS	NS	NS	Note (3)
APPLICABLE ONLY IN THE WEKIVA RIVER PROTECTION AREA					
A-1-40 Sending Area (Sending Area Number One)	1 d.u./40 acres 1 d.u./10 acres	NS	0.20 to 0.30	Min. 50%	Note (3)
A-1-20 Sending Area (Sending Area Number Two)	1 d.u./20 acres 1 d.u./5 acres	NS	0.20 to 0.30	Min. 50%	Note (3)
A-1-20 Receiving Area (Receiving Area Number One)	1 d.u./20 acres 1 d.u./5 acres 1 d.u./1 acre	NS	0.20 to 0.30	Min. 50%	Note (3)

1 apply to mechanical systems and screening walls, parapets or other roof treatments on
2 commercial buildings.

3 (6) The total number of multi-family dwelling units shall be no more than one (1) unit per
4 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be
5 applied to such residential areas. Residential uses are excluded on parcels in this category
6 located within Mount Dora joint planning area first authorized by the Board of County
7 Commissioners on September 28, 2004.

8

9

10

11 **Policy I-1.2.6 Calculation of Density and Intensity in Mixed Use Development**

12 Within a mixed-use development, the maximum residential density shall be up to 100 % and
13 the maximum non-residential intensity shall be up to 100% for development within the
14 following Future Land Use Categories:

- 15 • Urban Medium Density
- 16 • Urban High Density
- 17 • Regional Office
- 18 • Regional Commercial
- 19 • Industrial
- 20 • Cagan Crossings
- 21 • Mt. Plymouth-Sorrento Main Street
- 22 • Ridge in the Green Swamp Area of Critical State Concern; ~~and~~
- 23 • Public Service Facilities and Infrastructure; ~~and~~
- 24 • Bella Collina

25

26 Residential density may be calculated over the entire net acreage of the site, and the non-
27 residential intensity may be calculated over the entire net acreage of the site.

28

29 Example: A parcel consisting of 50-net acres with a density of seven dwelling units per net acre
30 and an intensity of 0.35 could potentially develop 350 dwelling units and 762,300 square feet of
31 non-residential development.

32

33 Calculations:

34 Residential

35 $7 \text{ du} \times 50 \text{ net acres} = 350 \text{ du}$

36 Non-Residential

37 $0.35 \times 50 \text{ net acres} \times 43,560 \text{ square feet in one acre} = 762,300 \text{ square feet}$

38

39 In all other Future Land Use Categories the *sum* of the residential density and the non-
40 residential intensity shall not exceed a combined total of 100% calculated as follows:

41

42

$$\frac{\text{Residential density}}{\text{Maximum allowed density}} + \frac{\text{Non-residential Floor Area Ratio}}{\text{Maximum allowed Floor Area Ratio}} \leq 100\%$$

1
 2 Residential density shall be calculated over the net acreage of the site that is used for
 3 residential development, and non-residential intensity shall be calculated over the net acreage
 4 of the site that is used for non-residential development.

5
 6 Example: A parcel consisting of 50-net acres with a density of four dwelling units per net acre
 7 and an intensity of 0.25, with residential development on one-half of the parcel (25-net acres)
 8 and commercial development on one-half (25-net acres) of the parcel you could potentially
 9 develop 100 dwelling units and 272,250 square feet of non-residential development.

10
 11 Calculations:
 12 Residential
 13 4 du X 25 net acres = 100 du
 14 Non-Residential
 15 0.25 X 25 net acres X 43,560 square feet in one acre = 272,250 square feet

16
17 ***

18
19 **OBJECTIVE I-1.3 URBAN FUTURE LAND USE SERIES**

20 The Urban Future Land Use Series is established to identify areas within the County that are
 21 suitable for urban development. Future Land Use Categories within the Urban Future Land Use
 22 Series include: Urban Low Density, Urban Medium Density, Urban High Density, Cagan
 23 Crossings, Regional Office, Regional Commercial, ~~and~~ Industrial, and Bella Collina. Lands within
 24 this series require a full range of services, utilities and facilities.

25
26 ***

27 **Section 3. Comprehensive Plan Text Creation.**

28 The 2030 Comprehensive Plan is hereby amended to create *Policy I-1.3.11 Bella Collina Future*
 29 *Land Use Category*. Added text is shown as underlined, and the notation * * * shall mean that
 30 all preceding or subsequent text remains unchanged.

31
32 ***

33 **Policy I-1-3-11 Bella Collina Future Land Use Category**

34 This category shall exist and apply solely on the property describe as:

35
36 **BELLA COLLINA EAST DESCRIPTION**

37
 38 A PORTION OF BELLA COLLINA AS RECORDED IN PLAT BOOK 51, PAGES 31-49, A PORTION OF
 39 BELLA COLLINA EAST AS RECORDED IN PLAT BOOK 53, PAGES 95-98, ALL OF BELLA COLLINA
 40 NORTH ENTRANCE AS RECORDED IN PLAT BOOK 53, PAGE 31, ALL OF THE PUBLIC RECORDS OF
 41 LAKE COUNTY, FLORIDA AND A PORTION OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26

1 EAST LYING IN SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND
2 A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST LAKE COUNTY,
3 FLORIDA, AND INCLUDING PROPERTY DESCRIBED WITH ALTERNATE KEY 3250630 and 1591996,
4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5
6 BEGINNING AT INTERSECTION OF SOUTH LINE OF NORTH HALF (N1/2) OF NORTHWEST
7 QUARTER (NW1/4) OF NORTHEAST QUARTER (NE 1/4) WITH WEST LINE OF NORTHEAST
8 QUARTER (NE 1/4) OF NORTHEAST QUARTER (NE 1/4) OF AFORESAID SECTION 14-22-26;
9 THENCE SOUTH 89°27'21" WEST, A DISTANCE OF 706.79 FEET TO A POINT ON THE EASTERLY
10 RIGHT-OF-WAY LINE OF COUNTY ROAD 455; THENCE NORTH 41°15'24" EAST ALONG SAID
11 EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,527.98 FEET; THENCE NORTH 41°46'07" EAST,
12 A DISTANCE OF 246.53 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH
13 89°51'49" EAST, A DISTANCE OF 880.36 FEET; THENCE NORTH 01°20'39" EAST, A DISTANCE OF
14 270.95 FEET; THENCE SOUTH 89°51'49" WEST, A DISTANCE OF 661.08 FEET TO A POINT ON
15 AFORESAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING A POINT OF CURVATURE OF A NON
16 TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 764.20 FEET A CENTRAL
17 ANGLE OF 22°58'23" AND A CHORD DISTANCE OF 304.36 FEET WHICH BEARS NORTH 25°09'15"
18 EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.41 FEET;
19 THENCE NORTH 13°40'04" EAST, A DISTANCE OF 114.01 FEET; THENCE NORTH 89°56'32" EAST,
20 A DISTANCE OF 4.85 FEET; THENCE NORTH 13°40'04" EAST, A DISTANCE OF 184.73 FEET;
21 THENCE NORTH 12°44'49" EAST, A DISTANCE OF 901.32 FEET TO A POINT OF CURVATURE OF A
22 NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 979.00 FEET A
23 CENTRAL ANGLE OF 02°09'02" AND A CHORD DISTANCE OF 36.74 FEET WHICH BEARS NORTH
24 57°52'18" EAST; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY
25 ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.75 FEET; THENCE NORTH 56°47'47" EAST, A
26 DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY
27 HAVING A RADIUS OF 918.50 FEET, A CENTRAL ANGLE OF 20°18'00" AND A CHORD DISTANCE
28 323.73 FEET WHICH BEARS NORTH 66°56'47" EAST; THENCE NORTHEASTERLY ALONG THE ARC
29 OF SAID CURVE, A DISTANCE OF 325.43 FEET; THENCE NORTH 77°05'47" EAST, A DISTANCE OF
30 249.70 FEET; THENCE NORTH 89°34'25" EAST, A DISTANCE OF 1,433.32 FEET; THENCE NORTH
31 62°52'10" WEST, A DISTANCE OF 210.15 FEET; THENCE NORTH 89°51'10" WEST, A DISTANCE OF
32 281.00 FEET; THENCE NORTH 00°50'16" EAST, A DISTANCE OF 1,146.61 FEET; THENCE SOUTH
33 89°38'56" EAST, A DISTANCE OF 1,340.99 FEET; THENCE NORTH 01°14'28" EAST, A DISTANCE OF
34 5.55 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHERLY,
35 HAVING A RADIUS OF 314.34 FEET A CENTRAL ANGLE OF 22°45'09" AND A CHORD DISTANCE OF
36 124.01 FEET WHICH BEARS NORTH 77°38'39" EAST; THENCE EASTERLY ALONG THE ARC OF SAID
37 CURVE A DISTANCE OF 124.83 FEET; THENCE NORTH 23°43'54" WEST, A DISTANCE OF 10.00
38 FEET; THENCE NORTH 66°16'06" EAST, A DISTANCE OF 42.77 FEET TO A POINT OF CURVATURE
39 OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,204.47 FEET A
40 CENTRAL ANGLE OF 03°18'06" AND A CHORD DISTANCE OF 69.40 FEET WHICH BEARS NORTH
41 68°44'46" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.40 FEET;
42 THENCE NORTH 70°23'49" EAST, A DISTANCE OF 6.53 FEET TO A POINT OF CURVATURE OF A
43 CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 271.31 FEET, A CENTRAL ANGLE OF
44 10°10'38" AND A CHORD DISTANCE 48.13 FEET WHICH BEARS NORTH 75°29'08" EAST; THENCE

1 EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.19 FEET TO A POINT OF A
2 COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 217.59 FEET, A CENTRAL
3 ANGLE OF 12°33'44" AND CHORD DISTANCE OF 47.61 FEET WHICH BEARS NORTH 86°51'19"
4 EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.71 FEET; THENCE
5 NORTH 03°08'11" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 86°51'49" EAST, A DISTANCE
6 OF 48.00 FEET; THENCE SOUTH 86°56'51" EAST, A DISTANCE OF 1.58 FEET; THENCE NORTH
7 01°29'23" EAST, A DISTANCE OF 5.01 FEET; THENCE SOUTH 87°04'56" EAST, A DISTANCE OF
8 535.48 FEET; THENCE SOUTH 76°46'51" EAST, A DISTANCE OF 50.05 FEET; THENCE SOUTH
9 65°10'08" EAST, A DISTANCE OF 56.55 FEET; THENCE SOUTH 57°59'33" EAST, A DISTANCE OF
10 50.83 FEET; THENCE SOUTH 55°08'02" EAST, A DISTANCE OF 37.17 FEET; THENCE NORTH
11 05°51'46" EAST, A DISTANCE OF 254.96 FEET; THENCE NORTH 32°48'36" EAST, A DISTANCE OF
12 126.37 FEET; THENCE NORTH 43°29'37" EAST, A DISTANCE OF 572.75 FEET; THENCE NORTH
13 02°54'58" EAST, A DISTANCE OF 683.35 FEET TO THE TO A POINT ON THE NORMAL HIGH
14 WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG
15 SAID NORMAL HIGH WATER LINE SOUTHERLY; THENCE WESTERLY; THENCE NORTHERLY TO A
16 POINT ON THE SOUTH LINE OF THE NORTH HALF (N1/2) OF NORTHWEST QUARTER (NW1/4) OF
17 NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14 BEING THE POINT OF BEGINNING, BEING
18 SOUTH 43°24'59" WEST, 8259.31 FEET FROM AFORE SAID POINT "A".
19 CONTAINING 1,489.684 ACRES, MORE OR LESS.

20
21 BELLA COLLINA WEST DESCRIPTION

22
23 ALL OF BELLA COLLINA WEST, LESS TRACT A AND TRACT P, ACCORDING TO THE PLAT THEREOF
24 AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19, SITUATED IN SECTIONS 10, 11 AND 14,
25 TOWNSHIP 22 SOUTH, RANGE 26 EAST, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
26 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

27
28 BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 10

29
30 THENCE SOUTH 89°30'14" WEST ALONG SOUTH LINE OF SAID SECTION 10, A DISTANCE OF
31 2,638.52 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY,
32 HAVING A RADIUS OF 525.56 FEET A CENTRAL ANGLE OF 37°26'35" AND A CHORD DISTANCE OF
33 337.38 FEET WHICH BEARS NORTH 09°31'20" EAST; THENCE DEPARTING SOUTH LINE OF SAID
34 SECTION 10 AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 343.46 FEET;
35 THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 18.17 FEET; THENCE NORTH 01°02'40" WEST,
36 A DISTANCE OF 493.61 FEET; THENCE NORTH 01°24'11" WEST, A DISTANCE OF 1,040.53 FEET;
37 THENCE NORTH 01°00'22" WEST, A DISTANCE OF 727.40 FEET; THENCE NORTH 44°33'24" EAST,
38 A DISTANCE OF 35.01 FEET; THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 583.36 FEET;
39 THENCE NORTH 89°09'19" EAST, A DISTANCE OF 737.82 FEET TO A POINT OF CURVATURE OF A
40 NONTANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 290.00 FEET, A CENTRAL
41 ANGLE OF 26°54'40" AND A CHORD DISTANCE 134.96 FEET WHICH BEARS NORTH 75°41'59"
42 EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.21 FEET; THENCE
43 NORTH 89°11'40" EAST, A DISTANCE OF 1,142.89 FEET; THENCE NORTH 88°43'38" EAST, A
44 DISTANCE OF 2,637.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER

1 (SW1/4) OF AFORESAID SECTION 11; THENCE SOUTH 00°34'01" EAST ALONG THE EAST LINE OF
2 SAID SECTION 11, A DISTANCE OF 461.82 FEET TO A POINT OF CURVATURE OF A NON TANGENT
3 CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,920.00 FEET A CENTRAL ANGLE OF
4 13°09'42" AND A CHORD DISTANCE OF 440.08 FEET WHICH BEARS NORTH 80°45'37" EAST;
5 THENCE DEPARTING SAID EAST LINE OF SOUTHWEST QUARTER (SW1/4) OF SECTION 10 AND
6 EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 441.05 FEET; THENCE NORTH
7 87°20'28" EAST, A DISTANCE OF 892.80 FEET; THENCE SOUTH 00°17'41" EAST, A DISTANCE OF
8 974.73 FEET; THENCE SOUTH 89°47'12" EAST, A DISTANCE OF 711.05 FEET TO A POINT ON THE
9 WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 455; THENCE SOUTH 11°20'15" WEST,
10 ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.96 FEET TO A POINT OF
11 CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF
12 458.84 FEET A CENTRAL ANGLE OF 28°39'48" AND A CHORD DISTANCE OF 227.16 FEET WHICH
13 BEARS SOUTH 25°40'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A
14 DISTANCE OF 229.54 FEET; THENCE SOUTH 40°00'02" WEST, A DISTANCE OF 1,671.98 FEET;
15 THENCE SOUTH 39°44'20" WEST, A DISTANCE OF 568.74 FEET; THENCE DEPARTING SAID
16 WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°06'09" WEST, A DISTANCE OF 794.85 FEET; THENCE
17 SOUTH 00°35'48" EAST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 89°06'16" WEST, A
18 DISTANCE OF 324.48 FEET; THENCE NORTH 01°05'10" WEST, A DISTANCE OF 9.51 FEET; THENCE
19 SOUTH 88°54'50" WEST, A DISTANCE OF 521.18 FEET; THENCE NORTH 45°51'43" WEST, A
20 DISTANCE OF 200.03 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER
21 (NW1/4) OF AFORESAID SECTION 14; THENCE NORTH 00°38'17" WEST ALONG SAID EAST LINE,
22 A DISTANCE OF 512.75 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 88°48'56" WEST, A
23 DISTANCE OF 1,317.66 FEET TO THE POINT OF BEGINNING.
24 CONTAINING 425.674 ACRES, MORE OR LESS.

25
26 This Future Land Use Category shall consist solely of the following uses, densities
27 and intensities:

- 28
- 29 o A total of 868 single-family dwelling units;
- 30 o 100-unit lodge/hotel;
- 31 o Clubhouse with spa, pool, gym facility, tennis courts, and other recreational facilities
32 and/or equipment;
- 33 o Banquet hall;
- 34 o Docks and boathouses. In any case, only (1) dock or boathouse shall be permitted per
35 any two adjacent lots;
- 36 o Eighteen (18) hole golf course and ancillary buildings/structures;
- 37 o Water and sewer facility buildings/structures; and
- 38 o Commercial activities that are directly associated with the structures listed above.
- 39

40 The maximum impervious surface ratio within this category shall be 0.60, which shall be applied
41 collectively over the entire site, the maximum density shall be 868 single-family dwelling units,
42 the maximum floor area ratio (FAR) shall be 500,000 square feet, the minimum open space shall
43 be 25%, and the building height shall meet the requirements set forth in Policy I-1.2.3 entitled,

1 | Building Heights within Future Land Use Categories.

2
3 ***

4
5 **Section 4. Advertisement.** This Ordinance was advertised pursuant to Chapter 163, Florida
6 Statutes, Section 163.3184(11).


7
8 **Section 5. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be
9 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no
10 way affect the validity of the remaining portions of this Ordinance.

11
12 **Section 6. Effective Date.** The effective date of this plan amendment, if the amendment is not
13 timely challenged, shall be 31 days after the state land planning agency notifies the local
14 government that the plan amendment package is complete.

15
16 ENACTED this 22nd day of July, 2014.

17
18 FILED with the Secretary of State July 25th, 2014.

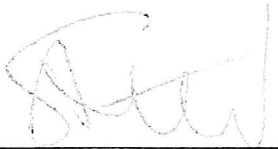
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20
21 BOARD OF COUNTY COMMISSIONERS
22 LAKE COUNTY, FLORIDA

23
24
25
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27 
Jimmy Conner, Chairman

28 ATTEST:

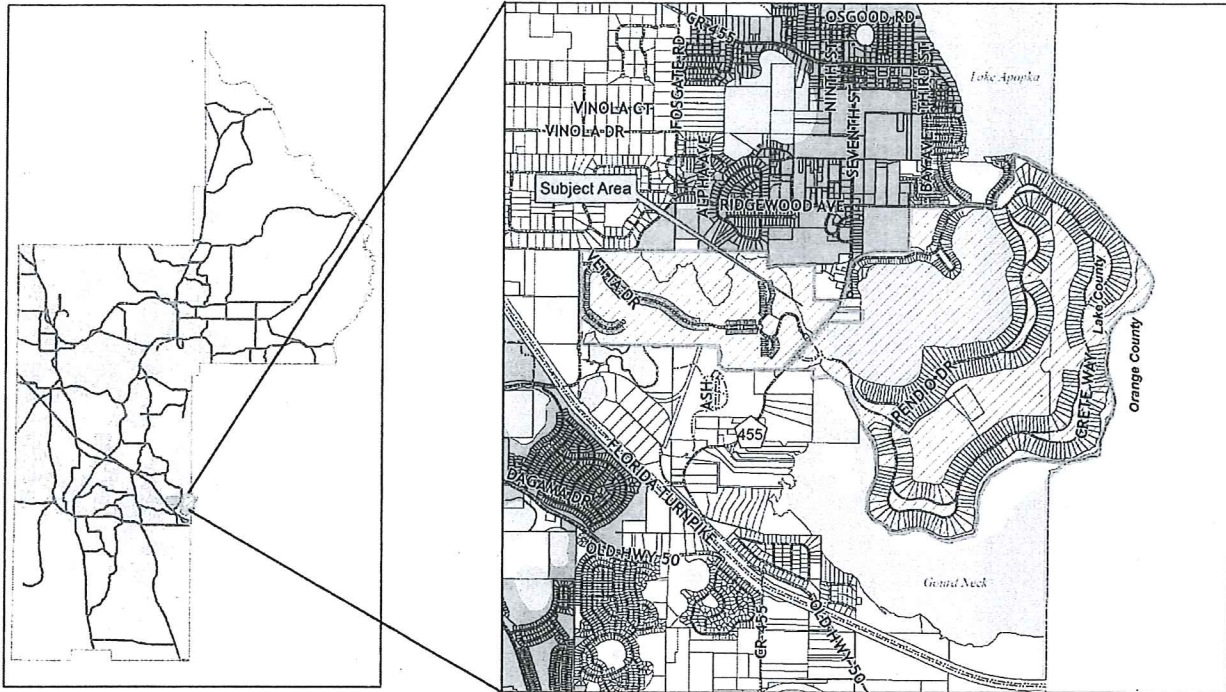
29
30
31 
32 _____
33 Neil Kelly, Clerk of the Board of
34 County Commissioners, Lake County, Florida

35
36 Approved as to form and legality:

37
38 
39 _____
40 Sanford A. Minkoff, County Attorney

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2
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5
6

EXHIBIT A
LPA#13/10/1-2
East and West of CR 455, near Montverde



7



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 25, 2014

Honorable Neil Kelly
Clerk of the Circuit Court
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Jennifer Johnson

Dear Mr. Kelly:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge of your electronic copy of Lake County Ordinance No. 2014-47, which was filed in this office on July 25, 2014.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

Enclosure