

# LAKE COUNTY PLANNING AND COMMUNITY DESIGN PETITION TO REZONE PROPERTY

**PLANNING and ZONING BOARD**  
June 4, 2014



**BOARD OF COUNTY COMMISSIONERS**  
June 24, 2014

<b>PH #5-14-2</b> Bella Collina PUD Amendment	<b>Case Manager:</b> Steve K. Greene, AICP Chief Planner	<b>Agenda Item #3</b>
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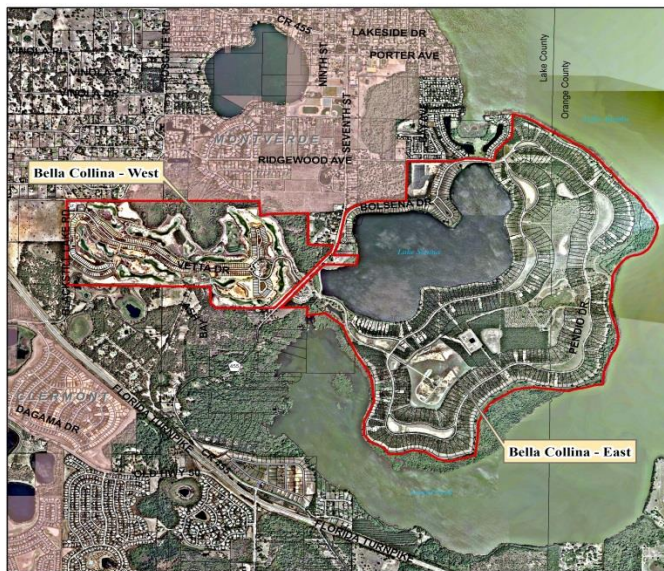
**Owner(s):** DCS R.E. Inv. LLC/ DCS Cap. Inv. LLC/Bella Collina POA/Pine Island CDD, (the "Owner")

**Applicant(s):** Miranda Fitzgerald, Esq. (the "Applicant")

**Requested Action:** Rezone 5-acres of Light Industrial (LM) land to PUD zoning, revoke PUD Ord. #82-90 and Ord. #2001-109 by creating one PUD ordinance consistent with the new Bella Collina Future Land Use Category for the existing residential use, recreational amenities, to include the addition of a 100-unit lodge.

**- Site Location & Information -**

Approximate site location outlined in Red



**Site Visit:** May 16, 2014  
**Sign Posted:** May 16, 2014 (4)

<b>Size</b>	Approx. 1,920 acres	
<b>Location</b>	Between Montverde & Clermont, east and west of CR 455, northwest of Blackstill Lake Rd and the Florida Turnpike	
<b>Alternate Key #</b>	3250630 and 1591996 (others)	
<b>Future Land Use/Density</b>	Rural Transition (current), 1 du/5 ac (base); Proposed Bella Collina FLUC (1 du/ 2.2 ac.)	
	<b>Existing</b>	<b>Proposed</b>
<b>Zoning District</b>	PUD/LM	PUD
<b>Density</b>	1 du/ 2.4 ac.	1 du/ 2.2 ac.
<b>Floor Area Ratio (FAR)</b>	1.0	.50
<b>Impervious Surface Ratio (ISR)</b>	.50 or 500,000 SF(max.)(Comp Plan) / .70	.60 (max.)
<b>Joint Planning Area</b>	N/A (Montverde area)	
<b>Utilities</b>	Pine Island CDD	
<b>Road Classification</b>	CR 455 (rural collector)	
<b>Flood Zone/ FIRM Panel</b>	Zone A & X / 0580E & 0585E	
<b>Commissioner District</b>	2 - Parks	

**Land Use Table**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	Rural Transition (RT)	Montverde	Residential dwellings	
<b>South</b>	RT	CFD	YWAM (former Woodlands Lutheran Church Camp)	
<b>East</b>	Orange County	N/A	Water body	Lake Apopka
<b>West</b>	RT	Agriculture	Residential dwellings	

**-Summary of Staff Determination –**

**STAFF RECOMMENDATION:** Staff recommends **Approval** of the PUD amendment applications, with conditions, to revoke and replace PUD Ord. #82-90 and Ord. #2001-109 with a new ordinance consistent with the new Bella Collina Future Land Use Category.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

**- Summary of Analysis -**

The Bella Collina PUD comprises approximately 1,915 acres that is bisected by CR 455, south of Montverde and north of the Florida Turnpike. The area east of CR 455, approximately 1,485 acres, is commonly referred to as Bella Collina East and is currently governed by PUD Ordinance 2001-109. It was approved for 500 dwellings, clubhouse, and other recreational amenities. The land area west of CR 455 is referred as Bella Collina West and comprises approximately 401-acres and is currently governed by PUD Ordinance 92-90. It was approved for 368 dwelling units and active recreation, including an 18-hole golf course. In total, Bella Collina is approved for 868 dwelling units.

In 2010, the County designated the property as Rural Transition (RT) Future Land Use. This created a non-conforming situation with the residential density allowed by the PUD. The RT density allows one (1) dwelling unit per five (5) net acres, whereas 801 lots have been platted within the entire 1,915 acre PUD. Four hundred eighty- three (483) lots have been platted within Bella Collina East and 318 within Bella Collina West. This leaves a balance of 67-lots remaining to be platted. The platting of these remaining lots would continue the non-conforming density situation. However, the Applicant desires the opportunity to develop the remaining lots with additional uses that are not permissible under the current land use and current PUD ordinances.

The Applicant submitted a comprehensive plan amendment to create a new future land use category in order to resolve this situation pursuant to Comprehensive Plan Policy I-7-13.4 regarding Alternative Future Land Use Designations. This policy allows for new future land use designations that are appropriate for the location, provided that the proposed land use does not exceed the density or intensity or use that was publicly advertised. In the case of the Bella Collina future land use, the Comprehensive Plan amendment was advertised and evaluated using the Urban Medium density and intensity. Note that the density for the Urban Medium is up to 7 dwellings per acre and the development intensity is .50 FAR.

On April 22, 2014 the Board of County Commissioners (BCC) unanimously approved Bella Collina Future Land Use Category (Attachment 1) for transmittal to the Florida Department of Economic Opportunity (DEO). To date, the Planning and Community Design Division has yet to receive the DEO approval recommendation for the comprehensive plan amendment.

To accommodate the proposed Bella Collina Future Land Use and to facilitate the desired development, the Applicant proposes a new Planned Unit Development (PUD) zoning district (Attachment 3) that would revoke the two existing PUD ordinances and create a new ordinance for the entire property. Additionally, five (5) acres is being proposed for PUD rezoning from Light Industrial. This land area is the proposed site for the proposed 100-unit lodge and is situated on the east side of CR 455, north of Vetta Drive; it was also included in the proposed Bella Collina Future Land Use Category.

The new ordinance will recognize the existing uses, specify the new use of a 100-unit Lodge, remove old development order conditions and replace them with new conditions consistent of with new Land Development Regulations (LDR). Existing uses, approved by site plan and building permits and allowed by PUD Ordinance 92-90 and 2001-109, are listed below:

Residential Clubhouse,  
Banquet hall,  
Pool and gym,  
Tennis courts (6)  
18-hole golf course, with comfort stations,  
Turf care facility,  
Water plant, and  
Irrigation pump house.

The rezoning application proposes to continue the uses listed above with addition of a 100-unit lodge, boating uses (docks, slips, boathouses, ramps), and neighborhood commercial uses. The effectiveness of the proposed rezoning, if approved, is contingent upon the effectiveness of the Bella Collina Future Lane Use Category.

**- Analysis -**  
LDR Section 14.03.03

**A. Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;**

The proposed rezoning to establish a new PUD zoning for Bella Collina and the former Light Industrial zoned properties and to revoke the two existing ordinances is not in conflict with the LDR provisions for a new PUD zoning district. The proposed PUD zoning does not conflict with the LDR provisions for a planned unit development. The proposed rezoning application meets the minimum acreage requirements specified by LDR Section 4.03.04(C)(1). The proposed PUD meets the criteria for a planned residential community in that it proposes compatible commercial, as neighborhood commercial uses, compatible with and complementary to the residential community per LDR 4.02.02. The proposed rezoning district seeks to establish open space consistent with LDR 4.03.04.C. The proposed PUD ordinance intends to carry forward the natural resource protection provisions from PUD Ordinances 92-90 and 2001-109. Additionally, the proposed PUD contains provisions for the use of commercial design standards for the lodge and commercial uses.

**B. Whether the proposed rezoning is consistent with all elements of the 2030 Lake County Comprehensive Plan;**

Although the former Rural Transition Future Land Use (FLUC) created a non-conformity with the residential density of the existing Bella Collina PUDs, the recent transmittal approval of the Bella Collina Future Land Use Category will address that matter. This PUD rezoning seeks to establish a new zoning district consistent with Bella Collina Future Land Use Policy I-1.3-11 (Attachment 4). The proposed PUD ordinance will limit the amount of residential density to 868 dwellings and establish open space provisions similar to the Comprehensive Plan (Comp Plan) Urban Low (UL) Future Land Use policy (I-1.3.2). The UL land use allows a density of up to 4 dwellings per acre and requires 25% open space. Additionally, the proposed PUD zoning seeks to establish development intensity and bulk standards consistent with the Bella Collina Future Land Use; impervious area .60, FAR not to exceed 500,000, and building height consistent with Comp Plan Policy I-1.2.3

**C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;**

The proposed rezoning and density is consistent with the recently adopted Bella Collina Future Land Use and seeks to continue the existing development program specified above. The proposed uses of a 100-unit lodge, boating uses (docks, slips, boathouses, ramps), and neighborhood commercial uses remain consistent with the existing and proposed use of the land area.

**D. Whether there have been changed conditions that require a rezoning;**

The Applicant submitted a comprehensive plan amendment to create a new future land use category in order to resolve the non-conforming residential density situation created by the 2011 adoption of the RT future land use by submitting a Comp Plan amendment pursuant to Policy I-7-13.4 which allows the establishment of Alternative Future Land Use Designations. As previously stated above, the recently adopted Comp Plan designated the property as Rural Transition (RT) Future Land Use which created a situation of non-conforming residential density allowed by the PUD. The RT density allows one (1) dwelling unit per five (5) net acres, whereas 801 lots have been platted within the entire 1,920 acre PUD. Four hundred eighty- three (483) lots have been platted within Bella Collina East and 318 within Bella Collina West. The development of the remaining 67-lots remaining would continue the non-conforming density situation.

**E. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities;**

Transportation – Road improvements will be necessary to accommodate the additional uses being proposed. A driveway for the Lodge entrance may be allowed off of CR 455. This entrance will require turn lanes constructed to meet the latest County design standards.

Fifty (50) foot dedication from the centerline of CR 455 (50 feet minus the existing clear right-of-way from the centerline of the roadway) may be required to match the previous dedication and requirements. Further analysis will be performed with the plan submittal survey during site plan/preliminary plat review.

Schools - Lake County Public Schools has determined that school capacity is available and will be reserved for the Lodge at Bella Collina. The reservation will be valid for one (1) year from issuance of the determination. If the site plan is completed within that time frame, the reservation of capacity will be valid for the life of the project.

Solid Waste – Solid waste capacity is available to address the impacts caused by the PUD rezoning amendment.

Fire - Lake County Fire Rescue Station (LCFR Station #90) located two (2) miles from the site will provide first-responder services to the property. The Station is an advanced life support station and is staffed with a full-time paramedic. The second-responder station, Station #83, is located three (3) miles from the site and is also an advanced life support station, staffed with a full-time paramedic.

Utilities – Pine Island CDD provides central water and a wastewater system. The Florida Department of Environmental Protection regulates the system and has indicated that there is sufficient capacity to the system for the proposed amendment.

**F. Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment;**

As the property is served by Pine Island CDD the proposed PUD rezoning is consistent with the Comprehensive Plan Policy I-7.12.3. The proposed PUD ordinance contains conditions to protect the Lake Apopka Basin and use of Best Management Practices for turf maintenance. Additionally, any new development will require the submittal and acceptance of an environmental assessment and historical survey.

**G. Whether, and the extent to which, the proposed rezoning would adversely affect the property values in the area;**

The application did not contain any information regarding the effect on property values in the area. However, the PUD proposed development conditions will result in a quality development that will positively affect the area.

**H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such patterns;**

The proposed rezoning will continue the existing orderly and logical development pattern that currently exists in this area. A residential subdivision is situated to the north within the City of Montverde. The former Woodland Lutheran Church Camp is located to the south, along with low density residential use. Undeveloped land areas exist to the west of the PUD, across Black Still Road.

**I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony**

**with the purpose and intent of these Regulations;**

Rezoning the property remains in harmony with the general intent of the LDR and Comp Plan.

**J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

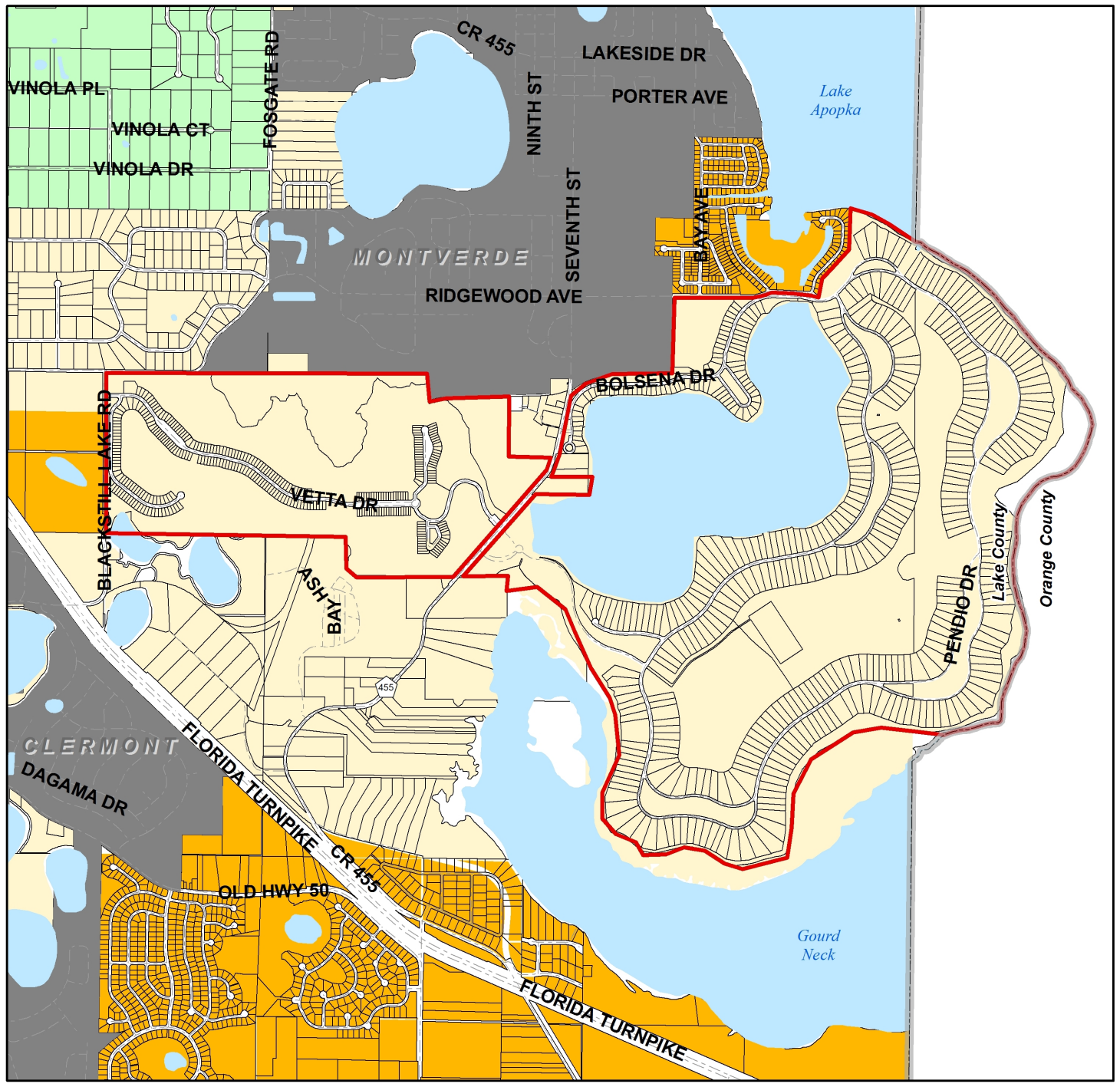
Not applicable.

**FINDINGS OF FACT:** Staff has reviewed the application for this rezoning request and found:

1. The PUD rezoning is consistent with Comp Plan Policy I-1.2.2 to establish development intensity and bulk standards consistent with the Bella Collina Future Land Use; impervious area .60, and FAR not to exceed 500,000,
2. The PUD rezoning is consistent with Comp Plan Policy I-1.2.3 regarding building height.
3. The proposed rezoning application is consistent with LDR Section 4.03.01 04(C)(1) for purpose and intent of a PUD.
4. The proposed rezoning application is consistent with LDR Section 4.03.02., regarding commercial use compatible with and complementary to the residential community.
5. The application is consistent with LDR Section 4.03.04(C) (1) regarding the provision for a minimum of 25% open space within residential PUDs.

Based on these findings of fact, staff recommends **Approval** of this PUD rezoning request, with conditions specified in a new PUD ordinance and revocation of PUD Ord. #82-90 and Ord. #2001-109.

**WRITTEN COMMENTS FILED:      Support: -0-      Concern: -0-      Oppose: -0-**



VINOLA PL  
VINOLA CT  
VINOLA DR  
FOSGATE RD

CR 455  
LAKESIDE DR  
PORTER AVE  
NINTH ST  
SEVENTH ST

Lake Apopka

MONTVERDE  
RIDGEWOOD AVE

BAY AVE

BLACKSTILL LAKE RD

VETTA DR

BOLSENA DR

ASH LAKE

PENDIO DR

Lake County

Orange County

CLERMONT  
DAGAMA DR

FLORIDA TURNPIKE  
CR 455

OLD HWY 50

FLORIDA TURNPIKE

Gourd Neck

**ORDINANCE NO. #2014-xx**  
**BELLA COLLINA PLANNED UNIT DEVELOPMENT (PUD)**  
**PH #5-14-2**

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AMENDING THE LAKE COUNTY ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Miranda Fitzgerald (the "Applicant") has submitted a rezoning application on behalf of DCS Real Estate Investments, LLC, DCS Capital Investments, LLC, Bella Collina Property Owners Association, and Pine Island Community Development District (the "Property Owners") to amend the existing Planned Unit Development (PUD) zoning district by revoking PUD Ordinance 82-90 PUD and Ordinance #2001-109 to create a new PUD zoning district for the property for residential, recreation, and lodge/motel uses; and

**WHEREAS**, the subject property consists of 1,920.73 +/- acres and is generally located in the Montverde area, east and west of CR 455, northwest of Blackstill Lake Rd and the Florida Turnpike, in Sections 1, 10, 11, 12, 13, 14, and 24/ Township 22 South / Range 26 East, Alternate Key 3250630 and Alternate Key 1591996, among others, and more particularly described below:

LEGAL DESCRIPTION:  
(EXHIBIT "A" – ATTACHED)

**WHEREAS**, the subject property is located within the Bella Collina Future Land Use Category as shown on the Lake County Comprehensive Plan Future Land Use Map; and

**WHEREAS**, the Lake County Zoning Board reviewed Petition PH #5-14-2 on the 4<sup>th</sup> day of June, 2014, after giving Notice on petition for a change in the use of land, including a notice that said petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 24<sup>th</sup> day of June, 2014, and

**WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Zoning Board, Staff Report and any comments, favorable or unfavorable from the Public and surrounding property owners at a Public Hearing duly advertised; and

**WHEREAS**, upon review, certain terms and conditions pertaining to the development of the above described property have been duly approved, and

**NOW THEREFORE, BE IT ORDAINED**, by the Board of County Commissioners of Lake County, Florida, that the Zoning Rules and Regulations of Lake County, Florida, be altered and amended as they pertain to the above subject property subject to the following terms:



1  
2 **Section 1. Terms:**

3 The County Manager or designee shall amend the Lake County Zoning Map in accordance with this  
4 Ordinance. The uses of the property shall be limited to the uses specified in this Ordinance and generally  
5 consistent with the "Conceptual Plan" attached hereto as Exhibit "B". To the extent where there are conflicts  
6 between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence. The adoption of  
7 this Ordinance shall revoke and replace PUD Ordinance #1990-82 and PUD Ordinance #2001-109.  
8

9 **A. Land Uses:**

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11 **1. Residential Development/Density (total site area):**

12 868 single-family dwelling units (maximum). Five (5) of the units may be operated for corporate  
13 use or short-term rental use.

14  
15 **2. Non-Residential Development (total site area):**

16 500,000 square feet (maximum), comprising uses listed below.

- 17 a. 100-unit lodge/hotel  
18 b. Recreation uses, to include:  
19 Clubhouse (2)  
20 Community Pool  
21 Gym  
22 Health Spa  
23 Tennis courts and other outdoor recreational courts  
24 Boating facilities – docks, boathouses (non-dwelling), slips (covered & uncovered)  
25 Golf Course (18 hole)  
26 Banquet Hall  
27 c. Neighborhood Commercial uses that are directly associated with the structures listed above  
28 are permitted only where neighborhood commercial is designated on the PUD concept  
29 plan. Gasoline sales use is prohibited.  
30

31  
32 **3. Western Development Area (west of CR 455)**

33 318 single family residential dwellings  
34 18-hole golf course, clubhouse  
35 Banquet Hall  
36 Health Spa  
37 Community Pool  
38 Tennis Courts

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40 Setbacks (Buildings) – as measured from the property line:  
41 Front – 25 feet,  
42 Side and rear yard – 5 feet  
43 Secondary front – 15 feet  
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**4. Eastern Development Area (east of CR 455)**

550 single family residential dwellings (maximum)

100- unit Lodge, not to exceed 75-foot height

Neighborhood Commercial uses; consistent with Section A.2.c of this Ordinance.

Residential Use Lot Size

<u>Village</u>	<u>Units (maximum)<sup>1</sup></u>	<u>Lot size (min.) acre</u>	<u>Lot width (min.) feet</u>
Village 1	157	.50	100
Village 2A	119	.50	100
Village 2B	53	1.0	100
Village 2C	17	1.0	100
Village 3	77	.75	100
Village 4A	69	.25	75
Village 4B	16	.25	75
Village 5	42	.50	75

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Note 1: Total number of lots in Bella Collina East shall not exceed 550 lots.

Residential Building Setbacks (feet):

<u>Village</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>	<u>Secondary Front</u>
Village 1	25	10	25	15
Village 2A	25	10	25	15
Village 2B	25	10	25	15
Village 2C	25	10	25	15
Village 3	25	10	25	15
Village 4A	25	7.5	15	15
Village 4B	25	7.5	15	15
Village 5	25	7.5	15	15

12

1 Non-Residential and Lodge Setbacks (feet):

2 Front (CR 455 frontage) – 25 feet

3 Front (internal to PUD) – 10 feet

4 Side (internal to PUD) – 5 feet

5 Side (to PUD boundary) – 20 feet

6 Rear (internal to PUD) – 10 feet

7  
8 Neighborhood Commercial Bulk Standards:

9 1-acre (maximum); .30 Floor Area Floor (FAR) (maximum).

10  
11 **B. Specific Conditions:**

12 1. Any future development shall require a site plan application for review and approval prior to  
13 commencement of the development and use. The Town of Montverde shall be provided a  
14 copy of any future development application.

15 2. Noise: A noise study will not be required for the development of Neighborhood Commercial  
16 and Lodge use. Public Address Systems or similar amplification devices shall not be installed  
17 or used.

18  
19 **C. Impervious Surface Ratio (ISR)/Floor Area Ratio/Building Height/Setbacks**  
20 **(not specifically stated elsewhere in this Ordinance)**

21 1. Building Setbacks (standard):

22 Residential along right of way – 25 feet from property line for all lots.

23 Minimum building line width – 50 feet, minimum side yard setback shall be 5 feet, with  
24 minimum lot frontage of 35 feet.

25 2. ISR – .60 (maximum), collectively

26 3. FAR - .50 (maximum), collectively

27 4. Height – 50-feet unless otherwise specified in this Ordinance.

28 5. Setbacks (as measured from the property line):

29 Front – 25 feet

30 Side and rear yards – 5 feet

31 Secondary front – 15 feet

32  
33 **D. Public School Concurrency:**

34 Lake County Public Schools has determined that school capacity is available and will be reserved  
35 for the Lodge at Bella Collina. The reservation will be valid for one (1) year from issuance of the  
36 determination. If the site plan is completed within that time frame, the reservation of capacity will  
37 be valid for the life of the project.

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39 **E. Utilities:**

40 1. Solid Waste – The Developer or Property Owner shall demonstrate that all accessways  
41 are designed to accommodate solid waste collection vehicles to Lake County standards,  
42 as amended. Private solid waste collection may be provided with approval by the County  
43 Manager or designee.

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2. Water/Wastewater/Re-Use Facilities –

- a. Water/Wastewater: Shall be provided by the Pine Island CDD to the Bella Collina PUD utilizing existing water and wastewater facilities. Operation of the existing and future expansion of these facilities, including limitation on water use and effluent disposal shall be permitted in accordance with Florida Department of Environmental Protection (FDEP), and SJRWMD. Central potable water and wastewater service system shall be utilized. Accommodations shall be made for future connection to a regional systems when it becomes available by the developer or its successor. Septic systems or individual potable water wells shall not be permitted.
- b. Re-Use: Should wastewater effluent of unrestricted public access quality be made available at the boundary of the golf area, the use of reuse water for irrigation of the golf areas shall be mandatory.

3. Drainage/Stormwater Management/Floodplain/Surface Water Protection:

- a. Stormwater management shall be in accordance with the St. Johns River Water Management District (SJRWMD) permitting requirements and the LDR, as amended.
- b. Stormwater management facilities will be designed to minimize impacts to existing surface waters.

**F. Fire Protection and Rescue Services:** All Development shall comply with the State Fire Code, Florida Fire Prevention Code, National Fire Protection Standards, the Orange County/Lake County Mutual Aid Agreement, and the Land Development Regulations, as amended.

**G. Transportation Improvements/Access Management:**

- 1. Any future development shall require access and design management in accordance with the LDR, as amended.
- 2. The Applicant shall construct a left turn lane into the lodge/hotel site for southbound CR 455 traffic. Construction of the turn lane shall be completed prior to commencement of operations of the lodge/hotel.
- 3. Multiple points of access shall be designed into the road network to facilitate access by fire/safety and public and private service vehicles.

**H. Signage:**

- 1. All signage shall be in accordance with the LDR, as amended.
- 2. Signage and entry features may be allowed within County dedicated right-of-way subject to a Lake County right of way utilization permit.

1       **I. Open Space/Environmental/Historical Considerations:**  
2

- 3           1. An archaeological survey will be conducted prior to the development of parcels identified  
4           by Alternate Key #3250630 and Alternate Key #151996 in accordance with the provisions  
5           of the Florida Department of State, Division of Historic and Natural Resources.  
6           Development of these parcels will be conducted in accordance with those provisions.  
7
- 8           2. Turf Fertilizer Management: The following best management practices shall be  
9           implemented regarding fertilizer usage within the development.
- 10          a. No fertilizer containing nitrogen and/or phosphorus shall be applied to turf and/or landscape  
11          plants during the period from July 1 through August 31 of any year.
- 12          b. No phosphorus fertilizer shall be applied to turf and/or landscape plants within the PUD at  
13          application rates which exceed 0.25 lbs. P2P5/1,000 square feet (S.F.) per application nor  
14          exceed 0.50 lbs. P2O5/1,000 S.F. per year.
- 15          c. Fertilizer applied to turf and/or landscape plants within the development shall contain no less  
16          than 50 percent slow-release nitrogen per guaranteed analysis label.
- 17          d. Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. No  
18          more than four pounds of nitrogen per 1,000 S.F. shall be applied to any turf/landscape area in  
19          any calendar year.
- 20          e. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces. Any  
21          fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious  
22          surface shall be immediately and completely removed to the greatest extent practicable.  
23          Fertilizer released on an impervious surface must be immediately contained and both properly  
24          and legally applied to turf or other landscape area, or returned to the original or other  
25          appropriate container. In no case shall fertilizer be washed, swept, or blown off impervious  
26          surfaces into stormwater drains, ditches, conveyances, or other water bodies.
- 27          f. A fifty (50) foot natural buffer shall be established upland of wetlands and between any  
28          development. This buffer shall be classified as a "no-build zone." The "no-build" fifty (50) foot  
29          upland natural buffer and associated conservation areas and littoral zone shall be maintained  
30          in native vegetation. No pesticides or fertilizers shall be used in the no-build zone.
- 31          g. Spreader deflector shields are required when fertilizing via broadcast spreaders. Deflectors  
32          must be positioned such that fertilizer granules are deflected away from all impervious  
33          surfaces, fertilizer free zones and surface waters and wetlands.
- 34          h. All applicators, including institutional applicators of fertilizer, other than private homeowners on  
35          their own property, shall abide by and successfully complete an appropriate Florida  
36          Department of Agriculture and Consumer Services (FDACS), F.S. Ch. 482 certification course,  
37          providing training and continuing education requirements in minimizing nitrogen leaching and  
38          phosphorus runoff from fertilizer applications.
- 39          i. Noncommercial applicators not otherwise required to be certified are required to follow the  
40          recommendations of the University of Florida's Institute of Food and Agricultural Sciences  
41          (IFAS) Florida Yards and Neighborhoods program and the regulations pertaining to fertilizers  
42          contained therein. In the case of conflicting information between the IFAS guidelines and the  
43          Fertilizer Management conditions in this Ordinance, the Ordinance shall govern.

- 1 j. All commercial and institutional applicators applying fertilizer to turf and/or landscape plants,  
2 including but not limited to residential lawns, golf courses, institutional properties, commercial  
3 properties, multifamily and condominium properties must upon request from a County official  
4 produce a valid certificate of proof of FDACS F.S. Chapter. 482 certification.
- 5 k. A Golf Course Management Plan shall be submitted with the development application. It shall  
6 be prepared consistent with the LDR to demonstrate natural resource protection. A monitoring  
7 report shall be submitted annually to ensure consistency with the natural resource protection  
8 provisions of the LDR, as amended.
- 9 3. An environmental assessment shall be provided to address all flora and fauna species  
10 and associated habitat. The assessment shall be submitted for review at the time  
11 construction plans are submitted.
- 12  
13 4. Tree and soil protection areas. Areas designated for tree and soil protection that are  
14 located outside of the dedicated open space shall be identified. These areas shall include  
15 the critical root zone and greatest extent of the drip line for the trees included in the area to  
16 be protected. The method of protection shall be indicated on the plan, including fencing or  
17 other protection methods. Tree protection and mitigation shall be in accordance with the  
18 Land Development Regulations, as amended.
- 19  
20 5. Open Space – Collectively, a minimum of twenty-five percent (25%) of the land area shall  
21 be devoted to the provision of open space consistent with the definitions specified in the  
22 Comprehensive Plan.
- 23  
24 6. Wetlands:
  - 25 a. Development shall adhere to the wetland setbacks specified in the Comprehensive Plan  
26 and Land Development Regulations.
  - 27  
28 b. All wetlands within the property shall be placed into a conservation easement that shall  
29 run in favor of, and be enforceable by, a homeowners' association, a public agency  
30 acceptable to Lake County, or Lake County, at its option. The conservation easement  
31 shall require that all wetlands and wetland buffers be maintained in their natural and  
32 unaltered state. Any such easement shall allow access to water dependent structures  
33 such as docks and walkways.
  - 34  
35 c. Wetlands shall not be included as part of any platted lot, other than a lot platted as  
36 common area, which shall be dedicated to a homeowners' association, qualified agency  
37 or Lake County for ownership and maintenance.
  - 38  
39 d. Upland buffers adjacent to wetlands shall be included within the conservation easement.  
40 Such easement will specifically allow water dependent structures serving the adjacent  
41 upland uses.
  - 42  
43  
44  
45

1           7. Lakes:

2           Development shall be consistent with the Comprehensive Plan and Land Development  
3 Regulations, as amended, regarding natural resource protection of the Lake Apopka  
4 Basin.

5  
6           Lake Siena – Private boat ramps, docks, non-dwelling boathouses, slip shall be permitted  
7 on individual lots in accordance with Florida DEP permit requirements and the LDR, as  
8 amended.

9           Lake Apopka –Docks shall be allowed via elevated boardwalk over the conservation area  
10 and limited to one (1) dock and/or boathouse (non-dwelling) for any two (2) adjacent lots  
11 with lake frontage, in accordance with Florida DEP permit requirements and the LDR, as  
12 amended. Individual boat ramps shall be prohibited.

13  
14       **J. Landscaping and Buffering:**

- 15  
16           1. A landscape plan shall be submitted for review and approval with the site development  
17 application and prior to the installation of any trees along any publicly dedicated right-of-  
18 way.  
19  
20           2. Installation of trees within 8' of the sidewalk, shall require the developer to commit the  
21 H.O.A. or other private entity to be responsible for the ownership and maintenance of the  
22 tree and sidewalk. Those commitments shall be made in a development agreement at the  
23 time of final plat.  
24  
25           3. Parking lot landscaping and other landscape and buffering not previously specified shall be  
26 in accordance with the Land Development Regulations, as amended.  
27

28       **K. Development Review and Approval:**

29           Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat  
30 or site plan application generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN, for  
31 review and approval in accordance with the Comprehensive Plan and the Land Development  
32 Regulations, as amended.  
33

34       **L. Concurrency Management Requirements:**

- 35  
36           1. A capacity reservation certificate shall be required for new development before any final  
37 development order is authorized for construction. The Applicant or Developer shall comply  
38 with the Land Development Regulations as amended.  
39           2. Granting of this PUD Ordinance does not grant or approve concurrency. No development  
40 shall proceed unless a full concurrency review has been completed prior to each stage of  
41 development.  
42

1  
2 **M. Term.** Physical development shall commence within three (3) years from the date of this Ordinance  
3 approval.

- 4  
5 1. Prior to expiration of the three-year time frame, the Board of County Commissioners may  
6 grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2)  
7 years upon a showing that reasonable efforts have been made towards securing the required  
8 approvals and commencement of work.

9 **N. Future Amendments to Statutes, Code, Plans, and/or Regulations:** the specific references in  
10 this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive  
11 Plan, and Lake County Land Development Regulation shall include any future amendments to the  
12 Statutes, Code, Plan, and/or Regulations.  
13

14 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

- 15  
16 A. After establishment of the facilities as provided herein, the aforementioned property shall  
17 only be used for the purposes named in this Ordinance. Any other proposed use must be  
18 specifically authorized by the Board of County Commissioners.  
19  
20 B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove,  
21 improve, move, convert, or demolish any building structure, or alter the land in any manner  
22 within the boundaries of the above described land without first submitting the necessary  
23 plans in accordance with requirements of Lake County, and obtaining the permits required  
24 from the other appropriate governmental agencies.  
25  
26 C. This ordinance shall inure to the benefit of, and shall constitute a covenant running with the  
27 land and the terms, conditions, and provisions hereof, and shall be binding upon the  
28 present owner and any successor, and shall be subject to each and every condition herein  
29 set out.  
30 D. Construction and operation of the proposed use shall at all times comply with the  
31 regulations of Lake County and any other permitting agencies.  
32  
33 E. The transfer of ownership or lease of any or all of the property described in this ordinance  
34 shall include in the transfer or lease agreement, a provision that the purchaser or lessee  
35 receives written or record notice of the conditions pertaining to the PUD and that such  
36 notices shall run with title to the land. The purchaser or lessee may be required a change  
37 from the existing plans and conditions by following procedures contained in the Lake  
38 County Land Development Regulations, as amended.  
39  
40 F. Action by the Lake County Code Enforcement Special Master. The Lake County Code  
41 Enforcement Special Master shall have authority to enforce the terms and conditions set  
42 forth in this ordinance.  
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**Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

**Section 5. Effective Date.** This Ordinance shall become effective as provided by law.

**ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**FILED** with the Secretary of State \_\_\_\_\_, 2014.

**EFFECTIVE** \_\_\_\_\_, 2014.

**BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

\_\_\_\_\_  
**JIMMY CONNER, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**NEIL KELLY, Clerk of the  
Board of County Commissioners  
Lake County, Florida**

**APPROVED AS TO FORM AND LEGALITY**

\_\_\_\_\_  
**SANFORD A. MINKOFF, County Attorney**

**EXHIBIT - A**  
**LEGAL DESCRIPTION**

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BELLA COLLINA EAST. A PORTION OF BELLA COLLINA AS RECORDED IN PLAT BOOK 51, PAGES 31-49, A PORTION OF BELLA COLLINA EAST AS RECORDED IN PLAT BOOK 53, PAGES 95-98, ALL OF BELLA COLLINA NORTH ENTRANCE AS RECORDED IN PLAT BOOK 53, PAGE 31, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST LYING IN SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EASTLAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

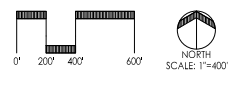
1 OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,204.47 FEET A  
2 CENTRAL ANGLE OF 03°18'06" AND A CHORD DISTANCE OF 69.40 FEET WHICH BEARS NORTH  
3 68°44'46" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.40  
4 FEET; THENCE NORTH 70°23'49" EAST, A DISTANCE OF 6.53 FEET TO A POINT OF CURVATURE  
5 OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 271.31 FEET, A CENTRAL ANGLE OF  
6 10°10'38" AND A CHORD DISTANCE 48.13 FEET WHICH BEARS NORTH 75°29'08" EAST; THENCE  
7 EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.19 FEET TO A POINT OF A  
8 COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 217.59 FEET, A CENTRAL  
9 ANGLE OF 12°33'44" AND CHORD DISTANCE OF 47.61 FEET WHICH BEARS NORTH 86°51'19"  
10 EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.71 FEET;  
11 THENCE NORTH 03°08'11" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 86°51'49" EAST, A  
12 DISTANCE OF 48.00 FEET; THENCE SOUTH 86°56'51" EAST, A DISTANCE OF 1.58 FEET; THENCE  
13 NORTH 01°29'23" EAST, A DISTANCE OF 5.01 FEET; THENCE SOUTH 87°04'56" EAST, A DISTANCE  
14 OF 535.48 FEET; THENCE SOUTH 76°46'51" EAST, A DISTANCE OF 50.05 FEET; THENCE SOUTH  
15 65°10'08" EAST, A DISTANCE OF 56.55 FEET; THENCE SOUTH 57°59'33" EAST, A DISTANCE OF  
16 50.83 FEET; THENCE SOUTH 55°08'02" EAST, A DISTANCE OF 37.17 FEET; THENCE NORTH  
17 05°51'46" EAST, A DISTANCE OF 254.96 FEET; THENCE NORTH 32°48'36" EAST, A DISTANCE OF  
18 126.37 FEET; THENCE NORTH 43°29'37" EAST, A DISTANCE OF 572.75 FEET; THENCE NORTH  
19 02°54'58" EAST, A DISTANCE OF 683.35 FEET TO THE TO A POINT ON THE NORMAL HIGH WATER  
20 LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID  
21 NORMAL HIGH WATER LINE SOUTHERLY; THENCE WESTERLY; THENCE NORTHERLY TO A POINT  
22 ON THE SOUTH LINE OF THE NORTH HALF (N1/2) OF NORTHWEST QUARTER (NW1/4) OF  
23 NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14 BEING THE POINT OF BEGINNING, BEING  
24 SOUTH 43°24'59" WEST, 8259.31 FEET FROM AFORE SAID POINT "A". CONTAINING 1,489.684  
25 ACRES, MORE OR LESS.

26  
27 BELLA COLLINA WEST. ALL OF BELLA COLLINA WEST, LESS TRACT A AND TRACT P, ACCORDING  
28 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19, SITUATED IN  
29 SECTIONS 10, 11 AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OF THE PUBLIC RECORDS OF  
30 LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
31 BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 10

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

1 NORTH 89°11'40" EAST, A DISTANCE OF 1,142.89 FEET; THENCE NORTH 88°43'38" EAST, A  
2 DISTANCE OF 2,637.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER  
3 (SW1/4) OF AFORESAID SECTION 11; THENCE SOUTH 00°34'01" EAST ALONG THE EAST LINE OF  
4 SAID SECTION 11, A DISTANCE OF 461.82 FEET TO A POINT OF CURVATURE OF A NON TANGENT  
5 CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,920.00 FEET A CENTRAL ANGLE OF  
6 13°09'42" AND A CHORD DISTANCE OF 440.08 FEET WHICH BEARS NORTH 80°45'37" EAST;  
7 THENCE DEPARTING SAID EAST LINE OF SOUTHWEST QUARTER (SW1/4) OF SECTION 10 AND  
8 EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 441.05 FEET; THENCE NORTH  
9 87°20'28" EAST, A DISTANCE OF 892.80 FEET; THENCE SOUTH 00°17'41" EAST, A DISTANCE OF  
10 974.73 FEET; THENCE SOUTH 89°47'12" EAST, A DISTANCE OF 711.05 FEET TO A POINT ON THE  
11 WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 455; THENCE SOUTH 11°20'15" WEST, ALONG  
12 SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.96 FEET TO A POINT OF CURVATURE  
13 OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 458.84 FEET A  
14 CENTRAL ANGLE OF 28°39'48" AND A CHORD DISTANCE OF 227.16 FEET WHICH BEARS SOUTH  
15 25°40'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF  
16 229.54 FEET; THENCE SOUTH 40°00'02" WEST, A DISTANCE OF 1,671.98 FEET; THENCE SOUTH  
17 39°44'20" WEST, A DISTANCE OF 568.74 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-  
18 WAY LINE, SOUTH 89°06'09" WEST, A DISTANCE OF 794.85 FEET; THENCE SOUTH 00°35'48" EAST,  
19 A DISTANCE OF 12.50 FEET; THENCE SOUTH 89°06'16" WEST, A DISTANCE OF 324.48 FEET;  
20 THENCE NORTH 01°05'10" WEST, A DISTANCE OF 9.51 FEET; THENCE SOUTH 88°54'50" WEST, A  
21 DISTANCE OF 521.18 FEET; THENCE NORTH 45°51'43" WEST, A DISTANCE OF 200.03 FEET TO A  
22 POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF AFORESAID SECTION 14;  
23 THENCE NORTH 00°38'17" WEST ALONG SAID EAST LINE, A DISTANCE OF 512.75 FEET; THENCE  
24 DEPARTING SAID EAST LINE SOUTH 88°48'56" WEST, A DISTANCE OF 1,317.66 FEET TO THE  
25 POINT OF BEGINNING. CONTAINING 425.674 ACRES, MORE OR LESS.  
26

# EXHIBIT - B



Professional Engineer  
**STEVEN N. BOYD, P.E.**  
 Lic. No. 43225  
 Cert. of Auth. 9793

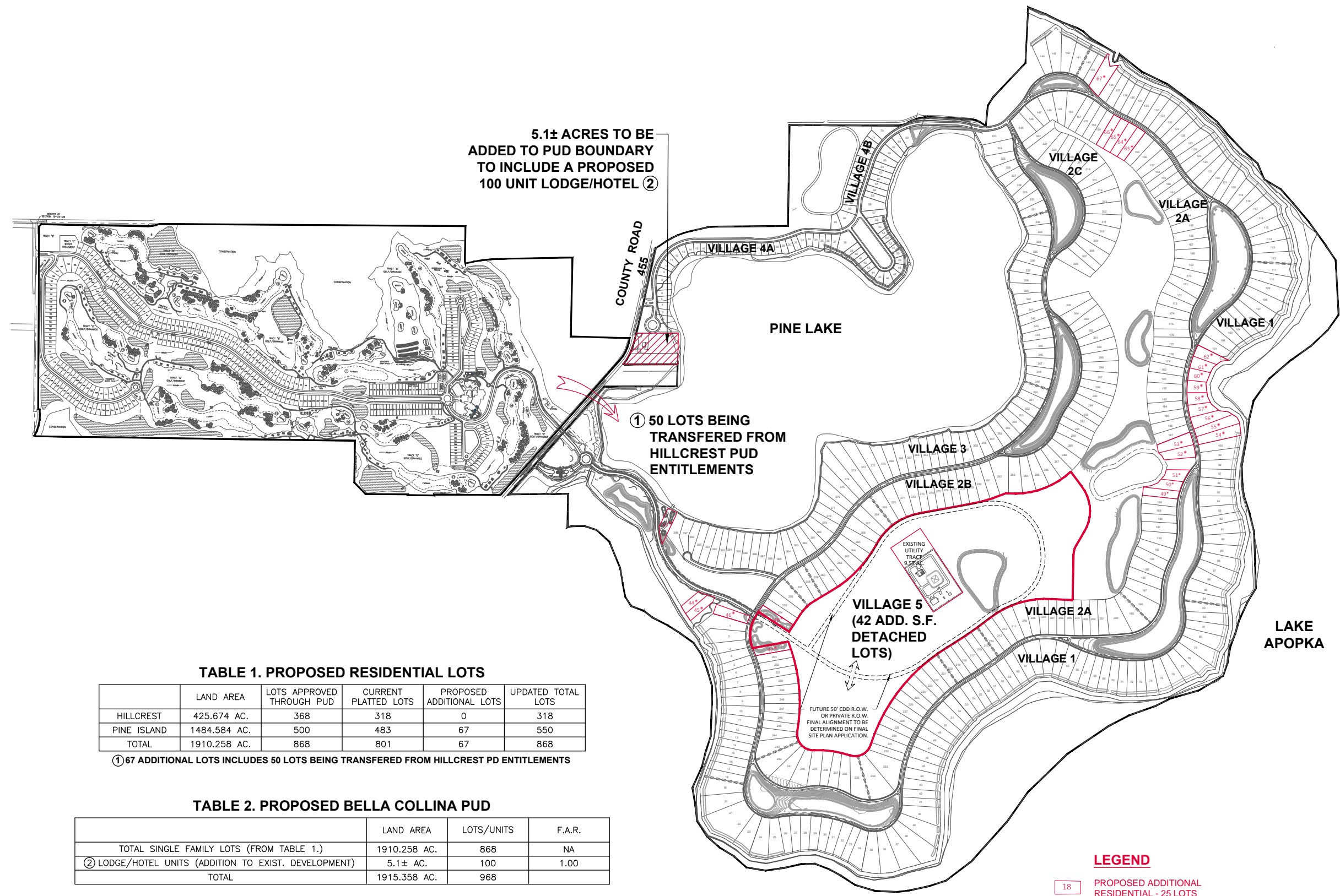
No.	Date	Description
1	10/17/13	REVISED LAYOUT AND COUNT
2	10/17/13	REVISED LAYOUT AND COUNT
3	10/17/13	REVISED LAYOUT AND COUNT
4	10/17/13	REVISED LAYOUT AND COUNT

DCS REAL ESTATE INVESTMENTS

BELLA COLLINA  
 LAKE COUNTY, FLORIDA  
 PROPOSED CHANGES TO  
 EXISTING DEVELOPMENT

Date: 08/09/2013  
 Scale: AS SHOWN  
 Project No.: 1014.003  
 Drawn By: WEW  
 Designed By: WEW  
 Checked By: SNB

SHEET NO.  
**3**



5.1± ACRES TO BE  
 ADDED TO PUD BOUNDARY  
 TO INCLUDE A PROPOSED  
 100 UNIT LODGE/HOTEL ②

① 50 LOTS BEING  
 TRANSFERRED FROM  
 HILLCREST PUD  
 ENTITLEMENTS

VILLAGE 5  
 (42 ADD. S.F.  
 DETACHED  
 LOTS)

**TABLE 1. PROPOSED RESIDENTIAL LOTS**

	LAND AREA	LOTS APPROVED THROUGH PUD	CURRENT PLATTED LOTS	PROPOSED ADDITIONAL LOTS	UPDATED TOTAL LOTS
HILLCREST	425.674 AC.	368	318	0	318
PINE ISLAND	1484.584 AC.	500	483	67	550
TOTAL	1910.258 AC.	868	801	67	868

① 67 ADDITIONAL LOTS INCLUDES 50 LOTS BEING TRANSFERRED FROM HILLCREST PD ENTITLEMENTS

**TABLE 2. PROPOSED BELLA COLLINA PUD**

	LAND AREA	LOTS/UNITS	F.A.R.
TOTAL SINGLE FAMILY LOTS (FROM TABLE 1.)	1910.258 AC.	868	NA
② LODGE/HOTEL UNITS (ADDITION TO EXIST. DEVELOPMENT)	5.1± AC.	100	1.00
TOTAL	1915.358 AC.	968	

**LEGEND**

18 PROPOSED ADDITIONAL RESIDENTIAL - 25 LOTS

VILLAGE 5 - 42 LOTS  
 TOTAL LOTS 67 LOTS

## PROPOSED CHANGES TO EXISTING DEVELOPMENT

EXHIBIT - B

I:\projects\1014.003 bella collina pud\gen\civil\bella collina pud embles 1.dwg