

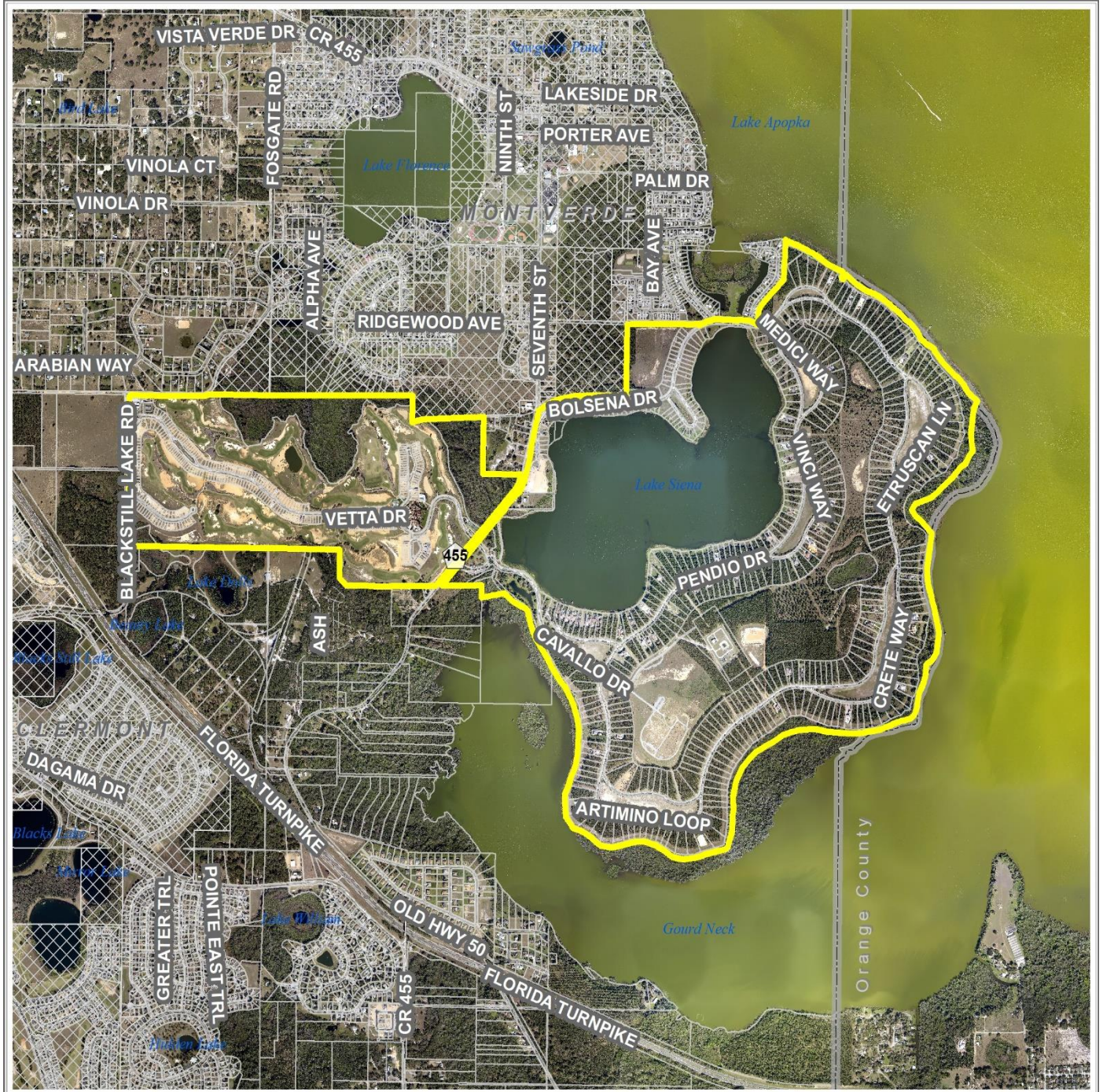
LAKE COUNTY OFFICE OF PLANNING AND ZONING FUTURE LAND USE AMENDMENT STAFF REPORT

Planning and Zoning Board
March 7, 2018



Board of County Commissioners
March 27, 2018 (Transmittal)

FLU-17-12-2 Bella Collina FLUC	Commissioner District 2 Parks	Agenda Item # 4
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Requested Action: Amend Comprehensive Plan (Comp Plan) Policy I-1.3.11, Bella Collina Future Land Use Category (FLUC) to include: a decrease in the maximum allowable density by reducing the total from 868 to 866 single-family dwelling units; convert two residential lots to allow for a free-standing restaurant and bar adjacent to the existing 100 unit lodge/hotel; docks and boathouses in accordance with a permit issued by the St. James River Water Management District (SJRWMD); a communication tower use; and Neighborhood Commercial uses on designated Neighborhood Commercial (NC) Tracts.

Owners: DCS Real Estate Investments, LLC; DCS Capital Investments, LLC; Bella Collina Property Owner’s Association; and Bella Collina Community Development District.

Applicant: Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

- Site Location & Information -

Size	1,915 acres (1,406.6 acres of Uplands) (213.99 acres of Wetlands) (294.45 acres of Water)
Location	East and West side of C.R. 455 Contiguous to the South City Limits of Montverde
Future Land Use	Bella Collina (Max. density of 868 single-family dwelling units)
Zoning District	Planned Unit Development (PUD)
Joint Planning Area/ ISBA	Montverde JPA and ISBA
Overlay Districts	Lake Apopka Basin

- Land Use Table -

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	N/A	N/A	Vacant Land and Residential	City of Montverde
South	Rural Transition	Community Facilities District (CFD)	Proposed Rec. Facility and Chapel	Vacant Land, Lake Dolls and Gourd Neck Lake
East	Urban Low	Planned Unit Development (PUD)	Proposed Residential	Property Currently Vacant
West	N/A	N/A	Lake	Lake Apopka

- Summary of Staff Recommendation -

Staff recommends **APPROVAL**, with conditions, to amend Comprehensive Plan Policy I-1.3.11, Bella Collina Future Land Use Category to include: a decrease in the maximum allowable density by reducing the total from 868 to 866 single-family dwelling units; convert two residential lots to allow for a free-standing restaurant and bar adjacent to the existing 100 unit lodge/hotel; docks and boathouses in accordance with a permit issued by the St. James River Water Management District (SJRWMD); a communication tower use; and Neighborhood Commercial uses on designated Neighborhood Commercial (NC) Tracts.

Planning and Zoning Board:

Board of County Commissioners Transmittal:

Summary Analysis

The applicant submitted a Comprehensive Plan Amendment application to amend Comprehensive Plan Policy I-1.3.11, Bella Collina Future Land Use Category. The subject property contains 1,915 acres including wetlands and open bodies of water. The property is located on the east and west side of C.R. 455 and contiguous to the south city limits of Montverde. The property is also located within the Montverde Joint Planning Area (JPA), the Montverde Interlocal Service Boundary Area (ISBA), and the Lake Apopka Basin Overlay District as defined within the 2030 Comprehensive Plan.

The applicant is proposing to amend Comprehensive Plan Policy I-1.3.11, Bella Collina Future Land Use Category to include the following: a decrease in the maximum allowable density by reducing the total from 868 to 866 single-family dwelling units; convert two residential lots to allow for a free-standing restaurant and bar adjacent to the existing 100 unit lodge/hotel; docks and boathouses in accordance with a permit issued by the St. James River Water Management District (SJRWMD); a communication tower use; and Neighborhood Commercial uses on designated Neighborhood Commercial (NC) Tracts.

The amended Bella Collina Policy is proposed as follows:

Policy I-1.3.11 Bella Collina Future Land Use Category

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

- A total of ~~868~~866 single-family dwelling units;
- 100 unit lodge/hotel with a freestanding restaurant and bar;
- Clubhouse with spa, pool, gym facility, tennis courts, and other recreational facilities and/or equipment;
- Banquet hall;
- Docks and boathouses, ~~in any case, only (1) dock or boathouse shall be permitted per any two adjacent lots on lots in accordance with a permit issued by the St. Johns River Water Management District (SJRWMD);~~
 - Eighteen hole golf course and ancillary buildings/structures;
 - Water and sewer facility buildings/structures; ~~and~~
 - Commercial activities that are directly associated with the structures listed above;
 - Communication tower and supporting structures; and
 - Neighborhood commercial uses on designated Neighborhood Commercial (NC) Tracts.

The maximum impervious surface ratio within this category shall be 0.60, which shall be applied collectively over the entire site, the maximum density shall be ~~868~~866 single-family dwelling units, the maximum floor area ratio (FAR) shall be 500,000 square feet, the minimum open space shall be 25%, and the building height shall meet the requirements set forth in Policy I-1.2.3 entitled, Building Heights within Future Land Use Categories.

In addition, the applicant has submitted a rezoning application to amend Bella Collina PUD Ordinance No. 2014-48 to allow for and specify the requirements of the uses proposed in this Comprehensive Plan amendment. If the application for the comprehensive plan amendment is approved by the Board of County Commissioners (the 'Board') for transmittal to DEO, the rezoning application will be presented to the Board at the same time as the Future Land Use Amendment for approval. A draft of the amended PUD ordinance is provided as Attachment A.

Standards for Review

A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed Comprehensive Plan text amendment is consistent with all elements of the Comprehensive Plan. The amendment seeks to include additional uses and decrease the maximum allowable density as described in current Comp Plan Policy I-1-3.11, Bella Collina Future Land Use Category.

The FLU Amendment is consistent with Comprehensive Plan Policy I-1.3.10.5(2) which states that Neighborhood Commercial Centers are intended to accommodate the retail, office, and service needs of residents within the surrounding area. The existing NC Tract that will support the proposed Neighborhood Commercial uses and the existing lodge/hotel site, along with the proposed free-standing restaurant and bar, will be centrally located within the Bella Collina PUD and are intended to service the needs of the residents and guests of the community.

The FLU Amendment is consistent with Comprehensive Plan Policy III-2.2.7 which states in order to protect natural water bodies and wetland areas from encroachment of development, the County shall establish a minimum setback of fifty (50) feet from the mean high water line or jurisdictional wetland line, whichever is landward. Exceptions to this requirement include water dependent activities including uses and structures such as docks, platforms and pile supported walkways and similar structures.

The FLU Amendment is consistent with Comprehensive Plan Policy I-7.2.6 which states the County shall regulate the location and construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. Siting criteria and design requirements shall be defined in the Land Development Regulations (LDR). In conjunction with this Comp Plan Amendment, the proposed Bella Collina PUD Amendment will address the requirements of the LDR and conditions of approval for the proposed communication tower.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The proposed amendment would not be in conflict with the Land Development Regulations. The property is currently zoned Planned Unit Development (PUD) and governed by PUD Ordinance No. 2014-48. The applicant has submitted a rezoning application to amend PUD Ordinance No. 2014-48 to allow for the uses, with conditions, as proposed in this Comprehensive Plan amendment. The amended PUD Ordinance will ensure the property is developed in accordance with the Bella Collina FLUC, Land Development Regulations, and all other applicable rules and regulations for the property. If this application is approved by the Board of County Commissioners (the 'Board') for transmittal, the rezoning application will be presented to the Board at the same time for approval. A draft of the amended ordinance is provided as Attachment A.

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

The applicant wishes to amend the current Bella Collina FLUC and PUD Ordinance to include additional uses and to decrease the maximum allowable density consistent with existing Comprehensive Plan Policies and Land Development Regulations.

D. Whether there have been changed conditions that justify an amendment.

The property owners wish to address the location of docks to be consistent with the permit issued by the SJRWMD; address the need for better cellular service by locating a communication tower within the development; and establish specific Neighborhood Commercial uses on designated NC Tracts and the conversion of two residential lots to allow for a free-standing restaurant and bar adjacent to the existing 100 unit lodge/hotel that will serve the residents and guest of the community.

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

Water and Sewer

Comp Plan Policy I-6.3.7, *Wastewater Standards in the Lake Apopka Basin Overlay District*, requires advanced wastewater treatment for central wastewater systems. Bella Collina is served by central water and wastewater systems. The proposed FLU amendment will not likely cause any adverse impacts to water and sewer capacity or levels of service.

Schools

The proposed amendment will decrease the maximum allowable density by reducing the total from 868 to 866 single-family dwelling units and therefore will not exceed the reservation of capacity for school concurrency established at the time of final plat approval for Bella Collina and will likely have no impact on schools.

Parks

Per Comprehensive Plan Policy VII-1.4.3, *Level of Service*, the adopted level of service is four (4) acres of park land (developed or undeveloped) per 1000 people in unincorporated Lake County. There are currently 3,800 acres of park lands in unincorporated Lake County and there are roughly 300,000 people. The proposed amendment will likely have no impact on any public facility.

Solid Waste

The County's adopted level of service for solid waste is one (1) day a week garbage pickup and one (1) day a week recycling pickup. The five-year capital improvement schedule for solid waste shows that with existing landfill cells and additional land available and permitted through an FDEP Environmental Resource Permit, there is disposal capacity through 2030.

Public Safety

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

Transportation Analysis

No adverse impacts are anticipated to affect CR 455.

F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

There is no indication this amendment will result in a significant impact on the natural environment. The wetlands within the project boundaries are within a recorded conservation easement. Any new development will be required to meet all Comprehensive Plan and Land Development Regulations requirements to protect the environment.

G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.

There is no indication that the amendment would have an adverse impact on property values.

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

The proposed amendment would likely result in an orderly and logical development pattern.

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed amendment is consistent with the interest of the public and the purpose and intent of these regulations.

FINDINGS OF FACT: Staff has reviewed the application for this comprehensive plan amendment request and found:

1. The FLU Amendment is consistent with Comprehensive Plan Policy I-1.3.10.5(2) which states Neighborhood Commercial Centers are intended to accommodate the retail, office and service needs of residents within the surrounding area. The existing NC Tract that will support the proposed Neighborhood Commercial uses and the existing lodge/hotel site, along with the proposed free-standing restaurant and bar, will be centrally located within the Bella Collina PUD and are intended to service the needs of the residents and guests of the community.
2. The FLU Amendment is consistent with Comprehensive Plan Policy III-2.2.7 which states in order to protect natural water bodies and wetland areas from encroachment of development, the County shall establish a minimum setback of fifty (50) feet from the mean high water line or jurisdictional wetland line, whichever is landward. Exceptions to this requirement include water dependent activities including uses and structures such as docks, platforms and pile supported walkways and similar structures.
3. The FLU Amendment is consistent with Comprehensive Plan Policy I-7.2.6 which states the County shall regulate the location and construction of communication towers to protect existing and future residential neighborhoods from potential adverse impacts resulting from these facilities. Siting criteria and design requirements shall be defined in the Land Development Regulations (LDR). In conjunction with this Comp Plan Amendment, the proposed Bella Collina PUD Amendment will address the requirements of the LDR and conditions of approval for the proposed communication tower.

Based on these findings of fact, staff recommends **APPROVAL** with conditions to amend Comprehensive Plan Policy I-1.3.11 Bella Collina Future Land Use Category to include: a decrease in the maximum allowable density by reducing the total from 868 to 866 single-family dwelling units; convert two residential lots to allow for a free-standing restaurant and bar adjacent to the existing 100 unit lodge/hotel; docks and boathouses in accordance with a permit issued by the St. James River Water Management District (SJRWMD); a communication tower and supporting structures adhering to the requirements of the amended PUD ordinance; and Neighborhood Commercial uses on designated NC Tracts.

Case Manager: Ken Johnson, Senior Planner

WRITTEN COMMENTS FILED:

Support: -0-

Questions: -0-

Opposition: -0-



CURRENT ZONING



ZONING LEGEND

A	RA	R-2	R-4	R-7	RMRP	RV	C-2	LM	MP	PUD
AR	R-1	R-3	R-6	RP	RM	C-1	CP	HM	CFD	



NAME: BELLA COLLINA FUTURE LAND USE AMENDMENT
CASE NUMBER: FLU-17-12-2
LOCATION (S-T-R): 10, 11, 12, 13, 14-22-26
REQUEST: REVISE DEVELOPMENT PLAN



CURRENT FUTURE LAND USE



FUTURE LAND USE LEGEND

Bella Collina	MI Plymouth-Sorrento Main Street District	Regional Commercial	Urban Low Density
Cagan Crossings	MI Plymouth-Sorrento Neighborhood	Rural	Urban Medium Density
Conservation	MI Plymouth-Sorrento Receiving Area	Rural Transition	Urban High Density
Green Swamp Core Conservation	Regional Office	Sending Area A-1-20	Wellness Way 1
Green Swamp Interlachen	Public Service Facility and Infrastructure	Sending Area A-1-40	Wellness Way 2
Green Swamp Ridge	Receiving Area A-1-20	South Lake Regional Park	Wellness Way 3
Green Swamp Rural	Recreation	Summer Bay	Wellness Way 4
Green Swamp Rural Conservation			Towncenter
Heavy Industrial			



NAME: BELLA COLLINA FUTURE LAND USE AMENDMENT
CASE NUMBER: FLU-17-12-2
LOCATION (S-T-R): 10, 11, 12, 13, 14-22-26
REQUEST: REVISE DEVELOPMENT PLAN

ORDINANCE 2018-XX
Bella Collina Future Land Use Category
FLU-17-12-2

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING *POLICY I-1.2.2 CONSISTENCY BETWEEN FUTURE LAND USE AND ZONING*, TO AMEND THE DENSITY FOR BELLA COLLINA FUTURE LAND USE CATEGORY IN TABLE FLUE 2 - FUTURE LAND USE CATEGORIES TABLE; AMENDING *POLICY I-1.3.11 BELLA COLLINA FUTURE LAND USE CATEGORY* TO AMEND THE BELLA COLLINA FUTURE LAND USE CATEGORY AND LIST OF ALLOWED USES AND REQUIREMENTS FOR DENSITY FOR THE PARCELS LOCATED SOUTH OF MONTVERDE AND EAST AND WEST OF CR 455, DESCRIBED AS AND SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 125.01(1)(g), Florida Statutes, authorizes the Board of County Commissioners of Lake County to "prepare and enforce comprehensive plans for the development of the county"; and

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

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

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

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

WHEREAS, on the 7th day of March 2018, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

WHEREAS, on the 27th day of March 2018, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for approval to transmit to the state planning agency and other reviewing agencies; and

WHEREAS, on the XX day of XXXX 2018, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for adoption; and

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

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

1 **Section 1. Comprehensive Plan Text Amendment.** The 2030 Comprehensive Plan Table FLUE 2 -
 2 *Future Land Use Categories Table*, shall be amended as follows. Added text is shown as underlined, deleted
 3 text is shown as ~~strikethrough~~. The notation * * * shall mean that all preceding or subsequent text remains
 4 unchanged.

5 ***

6
 7 **Policy I-1.2.2 Consistency between Future Land Use and Zoning**

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

14 **Table FLUE 2 - 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 (486.1 acres) (4)	3,892 d.u.	700,000 s.f.	NS	44%	Note (3)
Bella Collina	868 <u>866</u> d.u.	500,000 s.f.	0.60	25%	Note (3)
Summer Bay (351 acres) (7)	2,215 d.u.	280,020 s.f.	NS	NS	Note (3)
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"

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
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)
Mt. Plymouth Sorrento Receiving Area (Receiving Area Number Two)	5.5 d.u./1 acre	0.30	0.60	20% to 25%	Note (3)
APPLICABLE ONLY IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN					
Green Swamp Ridge	4 d.u./1 acre	0.25 to 0.35	0.45	40%	40 ft.
Green Swamp Rural	1 d.u./5 acres	NS	0.20 to 0.30	Min. 60%	40 ft.
Green Swamp Rural Conservation	1 d.u./10 acres	NS	0.20	Min. 80%	40 ft.
Green Swamp Core Conservation	1 d.u./20 acres	NS	0.10	Min. 90%	40 ft.

- 1 ABBREVIATIONS: F.A.R =Floor Area Ratio I.S.R =Impervious Surface Ratio
 2 NS = Not Specified d.u. = Dwelling Unit Min. = Minimum
 3 ft. = Feet s.f. = Square Feet

- 4 NOTES:
 5 Should there be any discrepancy between entries in this summary table and the more detailed text of the
 6 Comprehensive Plan, the text of the Goals, Objectives, and Policies shall control.
 7 All density and intensity standards refer to Net Density or Net Buildable Area, which excludes wetlands and

1 water bodies.

2
3 Please refer to the specific policies pertaining to each Future Land Use Category for details on allowed
4 density, Floor Area Ratio, Impervious Surface Area, and open space requirements.

- 5
6 (1) Within all residential Future Land Use categories, additional dwelling units may be built within the net
7 buildable area of a parcel based upon a transfer from wetland areas. Please refer to Policy I-1.2.4
8 Calculation of Residential Densities for details.
- 9 (2) Building heights in the Ferndale Community and the Ferndale Center District are limited to three (3)
10 habitable stories. Building heights are limited to 35 feet within the Pinecastle Military Operations Area.
- 11 (3) Refer to Building Heights within Future Land Use Categories Policy (Policy I-1.2.3).
- 12 (4) Applies only to the Cagan Crossings FQD as described in Policy I-1.3.5 Cagan Crossings Future Land
13 Use Category.
- 14 (5) Height limitations do not apply to structural appurtenances such as spires, steeples, chimneys, radio
15 towers, antennae, or similar structures in residential areas, unless otherwise addressed specifically in
16 the Land Development Regulations. Height limitations do not apply to silos, windmills, water towers, or
17 similar structures in agricultural areas. Height limitations do apply to mechanical systems and screening
18 walls, parapets or other roof treatments on commercial buildings.
- 19 (6) The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet
20 of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential
21 areas. Residential uses are excluded on parcels in this category located within Mount Dora joint planning
22 area first authorized by the Board of County Commissioners on September 28, 2004.
- 23 (7) Applies only to the Summer Bay DRI as described in Policy I-1.3.13 Summer Bay Future Land Use
24 Category.

25 ***

26
27 **Section 3. Comprehensive Plan Text Amendment.** The 2030 Comprehensive Plan Policy I-1.3.11
28 *Bella Collina Future Land Use Category*, shall be amended as follows. Added text is shown as underlined,
29 deleted text is shown as ~~strikethrough~~. The notation * * * shall mean that all preceding or subsequent text
30 remains unchanged.

31
32 ***

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

34
35 This Future Land Use Category shall consist solely of the following uses, densities and intensities:

- 36
37
- 38 • A total of ~~868~~866 single-family dwelling units;
 - 39 • 100-unit lodge/hotel with a freestanding restaurant and bar;
 - 40 • Clubhouse with spa, pool, gym facility, tennis courts and other recreational facilities and/or
41 equipment;
 - 42 • Banquet hall;
 - 43 • Docks and boathouses. ~~In any case, only (1) dock or boathouse shall be permitted per any two~~
44 adjacent lots, in accordance with a permit issued by the St. James River Water Management District
(SJRWMD);
 - 45 • Eighteen (18) hole golf course and ancillary buildings/structures;
 - 46 • Water and sewer facility buildings/structures; ~~and~~

- 1 • Commercial activities that are directly associated with the structures listed above
- 2 • [Communication Tower and supporting structures; and](#)
- 3 • [Neighborhood Commercial uses on designated Neighborhood Commercial \(NC\) Tracts.](#)

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5 The maximum impervious surface ratio within this category shall be 0.60, which shall be applied collectively
6 over the entire site, the maximum density shall be ~~868~~866 single-family dwelling units, the maximum floor
7 area ratio (FAR) shall be 500,000 square feet, the minimum open space shall be 25%, and the building height
8 shall meet the requirements set forth in Policy I-1.2.3 entitled, Building Heights within Future Land Use
9 Categories.

10 ***

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

14
15 **Section 5. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be
16 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the
17 validity of the remaining portions of this Ordinance.

18
19 **Section 6. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
20 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan
21 amendment package is complete. If timely challenged, this amendment shall become effective on the date
22 the state land planning agency or the Administration Commission enters a final order determining this
23 adopted amendment to be in compliance. No development orders, development permits, or land uses
24 dependent on this amendment may be issued or commence before it has become effective. If a final order
25 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made
26 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to
27 the state land planning agency.

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29 *{Remainder of page intentionally left blank}*

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ENACTED this ____ day of _____, 2018.

FILED with the Secretary of State _____, 2018.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Timothy I. Sullivan, Chairman

ATTEST:

Neil Kelly, Clerk of the Board of County
Commissioners, Lake County, Florida

Approved as to form and legality:

Melanie Marsh, County Attorney

Exhibit A
Legal Description.

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BELLA COLLINA EAST DESCRIPTION. 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 OF A NON TANGENT

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

25
26 BELLA COLLINA WEST DESCRIPTION. ALL OF BELLA COLLINA WEST, LESS TRACT A AND TRACT P,
27 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19,
28 SITUATED IN SECTIONS 10, 11 AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OF THE PUBLIC
29 RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
30 BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 10

31
32 THENCE SOUTH 89°30'14" WEST ALONG SOUTH LINE OF SAID SECTION 10, A DISTANCE OF
33 2,638.52 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY,
34 HAVING A RADIUS OF 525.56 FEET A CENTRAL ANGLE OF 37°26'35" AND A CHORD DISTANCE OF
35 337.38 FEET WHICH BEARS NORTH 09°31'20" EAST; THENCE DEPARTING SOUTH LINE OF SAID
36 SECTION 10 AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 343.46 FEET;
37 THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 18.17 FEET; THENCE NORTH 01°02'40" WEST, A
38 DISTANCE OF 493.61 FEET; THENCE NORTH 01°24'11" WEST, A DISTANCE OF 1,040.53 FEET;
39 THENCE NORTH 01°00'22" WEST, A DISTANCE OF 727.40 FEET; THENCE NORTH 44°33'24" EAST,
40 A DISTANCE OF 35.01 FEET; THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 583.36 FEET;
41 THENCE NORTH 89°09'19" EAST, A DISTANCE OF 737.82 FEET TO A POINT OF CURVATURE OF A
42 NONTANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 290.00 FEET, A CENTRAL
43 ANGLE OF 26°54'40" AND A CHORD DISTANCE 134.96 FEET WHICH BEARS NORTH 75°41'59"
44 EAST; 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 OF
13 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 POINT
25 OF BEGINNING. CONTAINING 425.674 ACRES, MORE OR LESS.

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Attachment A
Draft PUD Ordinance

ORDINANCE NO. #2018-XX
Bella Collina Planned Unit Development (PUD)
RZ-17-26-2

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; 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 Bella Collina Community Development District (the "Property Owners") to amend the existing Planned Unit Development (PUD) zoning district by revoking and replacing PUD Ordinance No. 2014-48 to create a new PUD zoning district for the property for residential, recreation, and lodge/hotel uses; and

WHEREAS, the subject property consists of 1,915 +/- 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 3871521, 3825849 and 3836736, 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 RZ-17-26-2 on the XXth day of XXX, 2018, 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 XXth day of XXX, 2018, 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 **Section 1. Terms:**

2 The County Manager or designee shall amend the Lake County Zoning Map in accordance with this
3 Ordinance. The uses of the property shall be limited to the uses specified in this Ordinance and generally
4 consistent with the "Conceptual Plan" attached hereto as Exhibit "B". To the extent where there are conflicts
5 between the Conceptual Plan and this Ordinance, this Ordinance shall take precedence. The adoption of
6 this Ordinance shall revoke and replace PUD Ordinance #2014-48.

7
8 **A. Land Uses:**

9
10 **1. Residential Development/Density (total site area):**

11 ~~868866~~ single-family dwelling units (maximum).

12
13 **2. Lodge/Hotel and Non-Residential Development (total site area):**

14 500,000 square feet (maximum), comprising uses listed below.

- 15 a. 100-unit lodge/hotel, which may be used for rental or permanent residential use, and a
16 freestanding restaurant and bar.
- 17 b. Recreation uses, to include:
- 18 I. Clubhouse (2);
 - 19 II. Community Pool;
 - 20 III. Gym;
 - 21 IV. Health Spa;
 - 22 V. Tennis courts and other outdoor recreational courts;
 - 23 VI. Docks, boathouses (non-dwelling) – ~~only one (1) dock or boathouse shall be permitted per~~
24 ~~any two (2) adjacent lots~~ in accordance with a permit issued by the St. Johns River Water
25 Management District (SJRWMD);
 - 26 VII. Golf Course (18 holes);
 - 27 VIII. Banquet Hall;
 - 28 IX. Neighborhood commercial uses on designated Neighborhood Commercial (NC) Tracts to
29 include the following:
 - 30 • Bar or Tavern
 - 31 • Carwash (self-service only)
 - 32 • Personal Care Services
 - 33 • Professional Office
 - 34 • Restaurant, General
 - 35 • Retail, Convenience
 - 36 • Self Service Laundry
- 37
- 38 c. Commercial activities that are directly associated with the structures listed above.
- 39 d. Accessory uses directly associated with the above uses may be approved by the County
40 Manager or designee. Any other use of the site not specified above shall require approval of an
41 amendment to this Ordinance and the Comprehensive Plan by the Board of County
42 Commissioners

43
44 **3. Western Development Area (west of CR 455)**

45 318 single-family residential dwellings (maximum)

46 18-hole golf course, clubhouse

47 Banquet Hall

1 Health Spa
 2 Community Pool
 3 Tennis Courts
 4 Water Treatment Plant

5
 6 Setbacks (Buildings) – as measured from the property line:
 7 Front – 25 feet
 8 Side and rear yard – 5 feet
 9 Secondary front – 15 feet

10
 11 **4. Eastern Development Area (east of CR 455)**

12 ~~550548~~ single-family residential dwellings (maximum)
 13 100-unit Lodge/Hotel, not to exceed 75 feet in height
 14 Water Treatment Plant
 15 Wastewater Treatment Facility
 16 Commercial activities consistent with Section A.2.c of this Ordinance.

17
 18 Residential Use Lot Size

<u>Village</u>	<u>Units (See Note 1)</u>	<u>Lot size (min.) acre</u>	<u>Lot width (min.) feet</u>
Village 1	Up to 157 (See Note 2)	.50	100
Village 2A	Up to 119 (See Note 2)	.50	100
Village 2B	Up to 53 (See Note 2)	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	up to 42 (See Note 2)	.25	50
TOTAL	550548 (maximum)		

19 Note 1: Total number of lots in Bella Collina East shall not exceed ~~550548~~ lots.

20 Note 2: Lots may be transferred from Villages 1, 2A, or 2B to Village 5, but the maximum number of
 21 lots allowed in Village 5 shall not exceed 42. Monitoring report of final lot location shall be
 22 provided at the time of the Preliminary Plat application process.
 23

24 Residential Building Setbacks (feet):

Village	Front	Side	Rear	Secondary Front
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

1 Non-Residential and Lodge/Hotel 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 Limited Commercial Bulk Standards:

9 One (1) acre (maximum)

10
11 **B. Specific Conditions:**

- 12
13 1. Any future development non-residential, lodge/hotel or dock use shall require a site plan application
14 for review and approval prior to commencement of the development and use. The Town of
15 Montverde shall be provided a copy of any future development application.
16
17 2. Noise: A noise study will not be required for the development of Neighborhood Commercial and
18 Lodge/Hotel use. Public Address Systems or similar amplification devices shall not be installed or
19 used.
20

21 **C. Impervious Surface Ratio (ISR)/Floor Area Ratio (FAR)/Building Height/Setbacks**
22 **(Not specifically stated elsewhere in this Ordinance)**

- 23
24 1. Residential Building Setbacks (standard):
25 a. Along rights-of-way – 25 feet from property line for all lots;
26 b. Residential minimum building line width of 50 feet, minimum side and rear yard setbacks shall
27 be 5 feet;
28 c. Secondary front – 15 feet;
29
30 2. ISR – 0.60 (maximum), collectively
31
32 3. FAR - 500,000 square feet (maximum),
33
34 4. Height – Residential, 50 feet and Non-residential 75 feet (maximum).
35

36 **D. Public School Concurrency:**

37
38 Lake County Public Schools has determined that school capacity is available and will be reserved for the
39 Lodge at Bella Collina, to accommodate possible long-term occupancy by school aged residents. The
40 reservation will be valid for one (1) year from issuance of the determination. If the site plan is completed
41 within that time frame, the reservation of capacity will be valid for the life of the project.
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1
2 **E. Utilities:**
3

- 4 1. Solid Waste – The Developer or Property Owner shall demonstrate that all access-ways are
5 designed to accommodate solid waste collection vehicles to Lake County standards, as amended.
6 Private solid waste collection may be provided with approval by the County Manager or designee.
7
8 2. Water/Wastewater/Re-Use Facilities:
9 a. Water/Wastewater: Shall be provided by the Pine Island CDD to the Bella Collina PUD utilizing
10 existing water and wastewater facilities. Operation of the existing and future expansion of these
11 facilities, including limitation on water use and effluent disposal shall be permitted in accordance
12 with Florida Department of Environmental Protection (FDEP), and SJRWMD. Central potable
13 water and wastewater service system shall be utilized. Septic systems or individual potable water
14 wells shall not be permitted.
15 b. Re-Use: Should wastewater effluent of unrestricted public access quality be made available in
16 quantity sufficient for golf course irrigation at the boundary of the golf area, the use of reuse
17 water for irrigation of the golf areas shall be mandatory, in accordance with St. Johns River Water
18 Management District (SJRWMD) consumptive use permit. This does not preclude the use of
19 other non-potable water sources provided the use is properly permitted in accordance with
20 SJRWMD.
21
22 3. Drainage/Stormwater Management/Floodplain/Surface Water Protection:
23 a. Stormwater management shall be in accordance with the St. Johns River Water Management
24 District (SJRWMD) permitting requirements and the LDR, as amended.
25 b. Stormwater management facilities will be designed to minimize impacts to existing surface waters.
26
27 4. Communication Tower:
28 a. Shall be camouflaged;
29 b. Cannot exceed one-hundred (100) feet in height;
30 c. Must conform to all requirements of the LDR, as amended
31

32 **F. Fire Protection and Rescue Services:**

33 All Development shall comply with the State Fire Code, Florida Fire Prevention Code, National Fire
34 Protection Standards, the Orange County/Lake County Mutual Aid Agreement, and the Land
35 Development Regulations, as amended.
36

37 **G. Transportation Improvements/Access Management:**
38

- 39 1. Any future development shall require access and design management in accordance with the LDR,
40 as amended.
41
42 2. The Applicant shall construct a left turn lane into the lodge/hotel site for southbound CR 455 traffic.
43 Construction of the turn lane shall be completed prior to commencement of operations of the
44 lodge/hotel.
45

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.

I. Open Space/Environmental/Historical Considerations:

1. An archaeological survey will be conducted prior to the development of parcels identified by Alternate Key #3250630 and Alternate Key #151996 in accordance with the provisions of the Florida Department of State, Division of Historic and Natural Resources. Development of these parcels will be conducted in accordance with those provisions.
2. Turf Fertilizer Management: The following best management practices shall be implemented regarding fertilizer usage within the development:
 - a. No fertilizer containing nitrogen and/or phosphorus shall be applied to turf and/or landscape plants during the period from July 1 through August 31 of any year.
 - b. No phosphorus fertilizer shall be applied to turf and/or landscape plants within the PUD at application rates which exceed 0.25 lbs. P2P5/1,000 square feet (S.F.) per application nor exceed 0.50 lbs. P2O5/1,000 S.F. per year.
 - c. Fertilizer applied to turf and/or landscape plants within the development shall contain no less than 50 percent slow-release nitrogen per guaranteed analysis label.
 - d. Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. No more than four pounds of nitrogen per 1,000 S.F. shall be applied to any turf/landscape area in any calendar year.
 - e. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces. Any fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable. Fertilizer released on an impervious surface must be immediately contained and both properly and legally applied to turf or other landscape area, or returned to the original or other appropriate container. In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or other water bodies.
 - f. A fifty (50) foot natural buffer shall be established upland of wetlands and between any development. This buffer shall be classified as a "no-build zone." The "no-build" fifty (50) foot upland natural buffer and associated conservation areas and littoral zone shall be maintained in native vegetation. No pesticides or fertilizers shall be used in the no-build zone.
 - g. Spreader deflector shields are required when fertilizing via broadcast spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious surfaces, fertilizer free zones and surface waters and wetlands.

- 1 h. All applicators, including institutional applicators of fertilizer, other than private homeowners on
2 their own property, shall abide by and successfully complete an appropriate Florida Department
3 of Agriculture and Consumer Services (FDACS), F.S. Ch. 482 certification course, providing
4 training and continuing education requirements in minimizing nitrogen leaching and phosphorus
5 runoff from fertilizer applications.
- 6 i. Noncommercial applicators not otherwise required to be certified are required to follow the
7 recommendations of the University of Florida's Institute of Food and Agricultural Sciences (IFAS)
8 Florida Yards and Neighborhoods program and the regulations pertaining to fertilizers contained
9 therein. In the case of conflicting information between the IFAS guidelines and the Fertilizer
10 Management conditions in this Ordinance, the Ordinance shall govern.
- 11 j. All commercial and institutional applicators applying fertilizer to turf and/or landscape plants,
12 including but not limited to residential lawns, golf courses, institutional properties, commercial
13 properties, multifamily and condominium properties must upon request from a County official
14 produce a valid certificate of proof of FDACS F.S. Chapter 482 certification.
- 15 k. A golf course ground water monitoring report for the golf course shall be submitted annually to
16 ensure consistency with the natural resource protection provisions of the LDR, as amended. A
17 Golf Course Water Management Plan shall be submitted with any modification of the golf course
18 design
- 19
- 20 3. An environmental assessment shall be provided prior to new development to address all flora and
21 fauna species and associated habitat on this site. The assessment shall be submitted for review at
22 the time construction plans are submitted.
- 23
- 24 4. Tree and soil protection areas. Areas designated for tree and soil protection that are located
25 outside of the dedicated open space shall be identified. These areas shall include the critical root
26 zone and greatest extent of the drip line for the trees included in the area to be protected. The
27 method of protection shall be indicated on the plan, including fencing or other protection methods.
28 Tree protection and mitigation shall be in accordance with the Land Development Regulations, as
29 amended.
- 30
- 31 5. Open Space – Collectively, a minimum of twenty-five percent (25%) of the land area shall be devoted
32 to the provision of open space consistent with the definitions specified in the Comprehensive Plan.
- 33
- 34 6. Wetlands:
- 35 a. Development shall adhere to the wetland setbacks specified in the Comprehensive Plan and Land
36 Development Regulations.
- 37 b. All wetlands within the property shall be placed into a conservation easement that shall run in
38 favor of, and be enforceable by, a homeowners' association, a public agency acceptable to Lake
39 County, or Lake County, at its option. The conservation easement shall require that all wetlands
40 and wetland buffers be maintained in their natural and unaltered state. Any such easement shall
41 allow access to water dependent structures such as docks and walkways.
- 42 c. Wetlands shall not be included as part of any platted lot, other than a lot platted as common
43 area, which shall be dedicated to a homeowners' association, qualified agency or Lake County
44 for ownership and maintenance.

1 d. Upland buffers adjacent to wetlands shall be included within the conservation easement. Such
2 easement will specifically allow water dependent structures serving the adjacent upland uses.

3 7. Lakes:

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

6 b. Docks and boathouses: Only one (1) dock or boathouse shall be permitted per any two adjacent
7 lots.

8
9 **J. Landscaping and Buffering:**

10 1. A landscape plan shall be submitted for review and approval with the site development application
11 and prior to the installation of any trees along any publicly dedicated right-of-way.

12 2. Installation of trees in the area between the sidewalk and street shall be in accordance with the LDR,
13 as amended.

14 3. Parking lot landscaping and other landscape and buffering not previously specified shall be in
15 accordance with the Land Development Regulations, as amended.

16
17 **K. Development Review and Approval:**

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

21
22 **L. Concurrency Management Requirements:**

23 A capacity reservation certificate shall be required before any final development order authorizing
24 construction is issued. The Applicant or Developer shall comply with the Land Development Regulations
25 as amended.

26
27 **M. Future Amendments to Statutes, Code, Plans, and/or Regulations:**

28 The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County
29 Comprehensive Plan, and Lake County Land Development Regulation shall include any future amendments to
30 the Statutes, Code, Plan, and/or Regulations.

31
32 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

33 **A.** After establishment of the facilities as provided herein, the aforementioned property shall only be used
34 for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by
35 the Board of County Commissioners.

36
37 **B.** No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
38 convert, or demolish any building structure, or alter the land in any manner within the boundaries of the
39 above described land without first submitting the necessary plans in accordance with requirements of
40 Lake County, and obtaining the permits required from the other appropriate governmental agencies.

- 1
2 **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the
3 terms, conditions, and provisions hereof, and shall be binding upon the present owner and any
4 successor, and shall be subject to each and every condition herein set out.
5
6 **D.** Construction and operation of the proposed use shall at all times comply with the regulations of Lake
7 County and any other permitting agencies.
8
9 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall include
10 in the transfer or lease agreement, a provision that the purchaser or lessee receives written or record
11 notice of the conditions pertaining to the PUD and that such notices shall run with title to the land. The
12 purchaser or lesser may request a change from the existing plans and conditions by following procedures
13 contained in the Lake County Land Development Regulations, as amended.
14
15 **F.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
16 Special Master shall have authority to enforce the terms and conditions set forth in this Ordinance.
17

18 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
19 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity
20 of the remaining portions of this Ordinance.
21

22 **Section 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to
23 send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section
24 125.66, Florida Statutes.
25

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

27 **ENACTED** this _____ day of _____, 2018.
28

29 **FILED** with the Secretary of State _____, 2018.
30

31 **EFFECTIVE** _____, 2018.
32

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

35 _____
36 **TIMOTHY I. SULLIVAN, CHAIRMAN**

37 **ATTEST:**

38 _____
39 **NEIL KELLY, CLERK OF THE**
40 **BOARD OF COUNTY COMMISSIONERS**

1 LAKE COUNTY, FLORIDA

2 APPROVED AS TO FORM AND LEGALITY

3 _____
4 MELANIE MARSH, COUNTY ATTORNEY

5
6
7

DRAFT

**EXHIBIT - A
LEGAL DESCRIPTION**

1
2
3
4
5 BELLA COLLINA EAST. A PORTION OF BELLA COLLINA AS RECORDED IN PLAT BOOK 51, PAGES
6 31-49, A PORTION OF BELLA COLLINA EAST AS RECORDED IN PLAT BOOK 53, PAGES 95-98, ALL
7 OF BELLA COLLINA NORTH ENTRANCE AS RECORDED IN PLAT BOOK 53, PAGE 31, ALL OF THE
8 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF SECTION 11, TOWNSHIP 22
9 SOUTH, RANGE 26 EAST LYING IN SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE
10 26 EAST, AND A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EASTLAKE
11 COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

28
29 THENCE SOUTH 89°30'14" WEST ALONG SOUTH LINE OF SAID SECTION 10, A DISTANCE OF
30 2,638.52 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE WESTERLY,
31 HAVING A RADIUS OF 525.56 FEET A CENTRAL ANGLE OF 37°26'35" AND A CHORD DISTANCE OF
32 337.38 FEET WHICH BEARS NORTH 09°31'20" EAST; THENCE DEPARTING SOUTH LINE OF SAID
33 SECTION 10 AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 343.46 FEET;
34 THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 18.17 FEET; THENCE NORTH 01°02'40" WEST, A
35 DISTANCE OF 493.61 FEET; THENCE NORTH 01°24'11" WEST, A DISTANCE OF 1,040.53 FEET;
36 THENCE NORTH 01°00'22" WEST, A DISTANCE OF 727.40 FEET; THENCE NORTH 44°33'24" EAST, A
37 DISTANCE OF 35.01 FEET; THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 583.36 FEET; THENCE
38 NORTH 89°09'19" EAST, A DISTANCE OF 737.82 FEET TO A POINT OF CURVATURE OF A
39 NONTANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 290.00 FEET, A CENTRAL
40 ANGLE OF 26°54'40" AND A CHORD DISTANCE 134.96 FEET WHICH BEARS NORTH 75°41'59" EAST;
41 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.21 FEET; THENCE
42 NORTH 89°11'40" EAST, A DISTANCE OF 1,142.89 FEET; THENCE NORTH 88°43'38" EAST, A
43 DISTANCE OF 2,637.92 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER
44 (SW1/4) OF AFORESAID SECTION 11; THENCE SOUTH 00°34'01" EAST ALONG THE EAST LINE OF
45 SAID SECTION 11, A DISTANCE OF 461.82 FEET TO A POINT OF CURVATURE OF A NON TANGENT
46 CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,920.00 FEET A CENTRAL ANGLE OF
47 13°09'42" AND A CHORD DISTANCE OF 440.08 FEET WHICH BEARS NORTH 80°45'37" EAST; THENCE
48 DEPARTING SAID EAST LINE OF SOUTHWEST QUARTER (SW1/4) OF SECTION 10 AND EASTERLY

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

19
20 LODGE/HOTEL SITE

21
22 THAT PORTION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11,
23 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD
24 NO. 455, LESS THE SOUTH 406.30 FEET THEREOF.

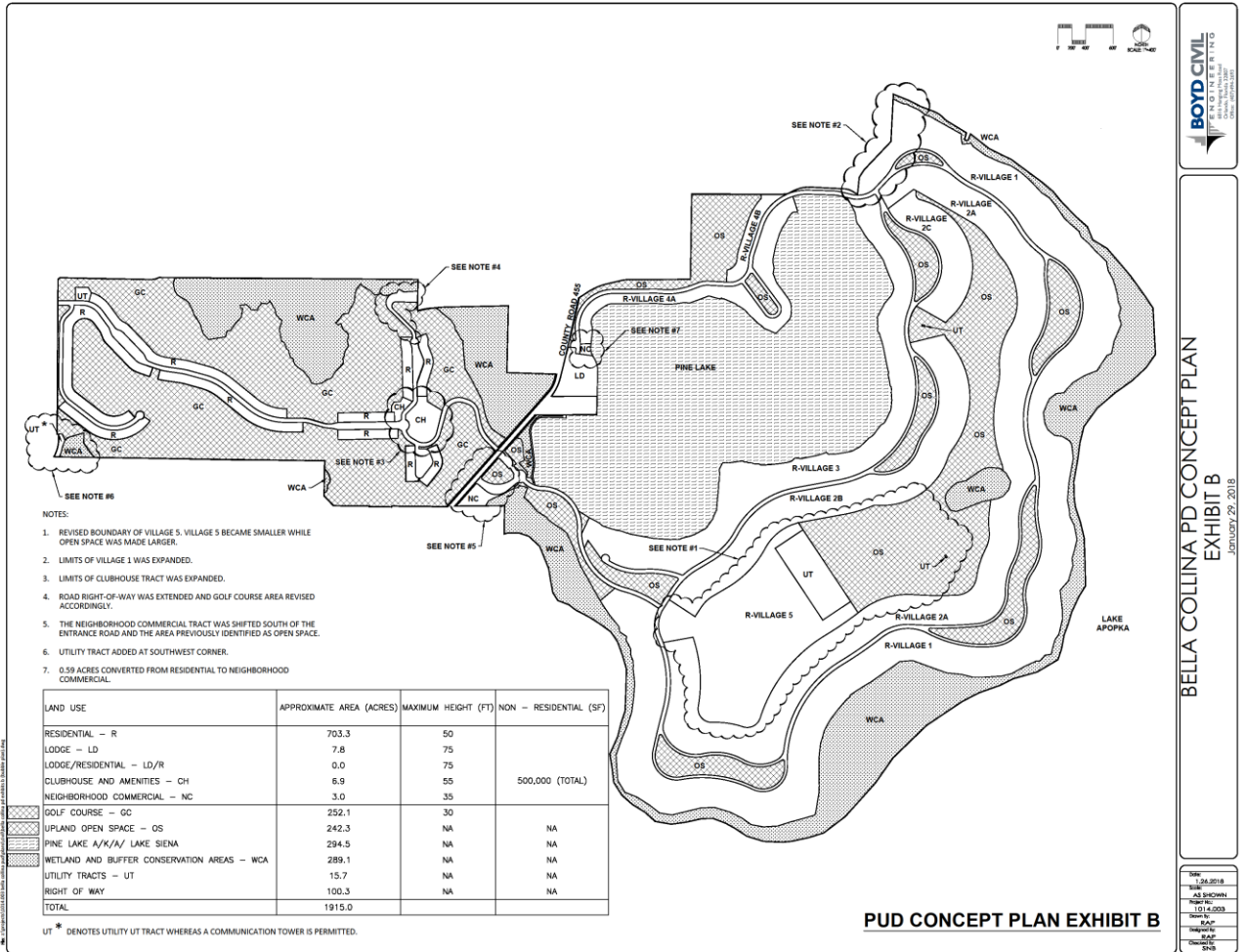
25
26 AND

27
28 THAT PART OF THE NORTH 135.44 FEET OF THE SOUTH 406.30 FEET OF THE NORTH ½ OF THE
29 SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
30 LAKE COUNTY, FLORIDA LYING EAST OF STATE ROAD 455.

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EXHIBIT - B CONCEPTUAL PLAN



PUD CONCEPT PLAN EXHIBIT B

BOYD CIVIL ENGINEERING
10000 W. WINDY HILL
ORLANDO, FL 32837
407.422.1111

**BELLA COLLINA PD CONCEPT PLAN
EXHIBIT B**
JANUARY 29, 2018

SHEET NO. 14
 DATE 1/24/2018
 AS SHOWN
 1/14/2018
 R.A.P.
 M.A.P.
 S.H.S.

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