



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): January 2, 2020  
Board of County Commissioners (BCC): January 28, 2020

Case No. and Project Name: RZ-19-21-2 Bella Collina PUD Rezoning

Applicant: Jonathan Huels, Esquire

Owner: DCS Real Estate Investments, LLC

Requested Action: Amend PUD Ordinance #2018-31 to add helicopter landing pad use to the zoning district.

Staff Determination: Staff finds the rezoning application with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Steve K. Greene, AICP, Chief Planner

PZB Recommendation:

### Subject Property Information

Size: 1,915 +/- acres

Location: East and west of CR 455, northwest of Blackstill Lake Road and the Florida Turnpike.

Alternate Key No.: 3836730, 3871521, 3825849, 3836736, etc.

Future Land Use: Bella Collina

Current Zoning District: Bella Collina PUD (Ordinance #2018-31)

Flood Zone: "X"

Joint Planning Area/ ISBA: Montverde JPA and ISBA

Overlay Districts: Lake Apopka Basin

### Adjacent Property Land Use Table

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

### Staff Analysis

The Applicant submitted a rezoning application to amend PUD Ordinance #2018-31 (Bella Collina PUD) to add helicopter landing pad use, as the current ordinance does not include this use. The subject property is designated as Bella Collina Future Land Use Category (FLUC) and contains approximately 1,915 acres, including wetlands and open bodies of water. The property is located on the east and west sides of C.R. 455 and is contiguous to the southern city limits of Montverde. The property is also located within the Montverde Joint Planning Area (JPA), the Montverde Interlocal Service Boundary Area (ISBA), and within the Lake Apopka Basin Overlay District as described in the 2030 Comprehensive Plan. The Bella Collina FLUC currently accommodates a mixed-use community that consists of the following uses:

- 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 (1 dock or boathouse per 2 adjacent lots in accordance with St. Johns River Water Management District (SJRWMD) permit)
- Eighteen-hole golf course and ancillary buildings/structures
- Water and sewer facility buildings/structures
- Telecommunication tower and supporting structures
- Neighborhood commercial uses on designated Neighborhood Commercial (NC) Tracts

This rezoning application is submitted concurrent with a future land use amendment (FLU-19-04-2) to add helicopter landing pad use, as it is not an allowable use within the Bella Collina future land use category. Consideration on the future land use amendment by the PZB and BCC will take place at the same scheduled public hearing, but prior to the rezoning consideration.

### Standards for Review (LDR Section 14.03.03)

#### **A. Whether the proposed amendment conflicts with any applicable provisions of the Code.**

The proposed rezoning amendment seeks to amend PUD Ordinance #2018-31 to add helicopter landing pad use to the list of allowable uses. The current zoning ordinance does not allow the helicopter landing pad use. The application indicates that this helicopter landing pad use facility will be for private use, only. LDR Section 3.01.04(8) states that the County shall obtain preliminary approval from state and federal agencies prior to filing for conditional use permit. However, the applicant provided Federal Aviation Administration (FAA) documentation (Attachment "A") that specifies heliports are exempted from certification as an air carrier general aviation facility. Therefore, preliminary approval from Florida Department of Transportation (FDOT) is not required. Additionally, since the heliport is not classified as an airport, the 800-foot separation from dwellings or farm buildings is not required. As such, the proposed rezoning application is consistent with all elements of the Land Development Regulations (LDR).

#### **B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The proposed rezoning amendment is currently not consistent with all elements of the Comprehensive Plan. The Applicant has submitted a concurrent comprehensive plan amendment that seeks to include helicopter landing pad use to the list of uses described in Comp Plan Policy I-1-3.11 Bella Collina Future Land Use Category. The application indicates that this facility will be for private use, only. The FLU Amendment is consistent with Comprehensive Plan Transportation Element Policy VIII-7, which states that the County shall coordinate with the Lake Sumter Metropolitan Planning Organization (LSMPO), Federal Aviation Administration (FAA), and Florida Department of Transportation (FDOT) to ensure that the expansion of existing general aviation airports and surface transportation access roads are consistent with the Lake County Comprehensive Plan and applicable Federal and State regulations. FAA Heliport

documentation (Attachment "A") describes that heliports are exempted from certification as an air carrier general aviation facility. As this proposed use is not a carrier operation, no certification from the LSMPO or the FDOT is required.

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

The proposed rezoning is consistent with other non-residential uses currently allowed by PUD Ordinance 2018-31. Other non-residential uses include a commercial tract, a 100-unit lodge, golf course, clubhouse, and a telecommunications tower. The proposed helicopter landing pad will be located on Tract O of the development, which is centrally situated within the development (reference Attachment "B"). Single-family residential lots exist approximately 65-feet from Tract O. This separation distance is greater than the standard 50-foot building setback required for residential structures to principal urban collector roads.

Furthermore, existing PUD Ordinance #2018-31 allows a maximum impervious surface area of sixty percent (60%), applied collectively over the entire development, and requires a minimum of twenty-five percent (25%) open space of the net developable area. The information submitted with the rezoning application indicates that the proposed helicopter landing pad use is a welcomed amenity by the community. Additionally, supplemental information provided by the Applicant indicates that Tract O has been graded as a common area tract for urban development. It appears that the helipad use will be consistent with the ISR and open space development standards established for Bella Collina mixed-use community.

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

The application indicates that the private helipad will serve as an amenity to help further distinguish Bella Collina as one of the top gated golf course communities Central Florida.

**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

Although the property is located within the Lake Apopka Basin, the proposed FLU amendment will not cause any adverse impacts to water and sewer capacity or levels of service.

Transportation

The application indicates the proposed helicopter landing pad is consistent with 2030 Comprehensive Plan Transportation Element Objective VIII-1.3 pertaining to convenient multimodal transportation systems. The proposed future land use amendment will not have any impact on the adopted Level of Service (LOS) of the surrounding road network.

Office of 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.

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

The application indicates that Tract O has been cleared and graded for future urban development. No impacts to environmental resources are anticipated.

**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.

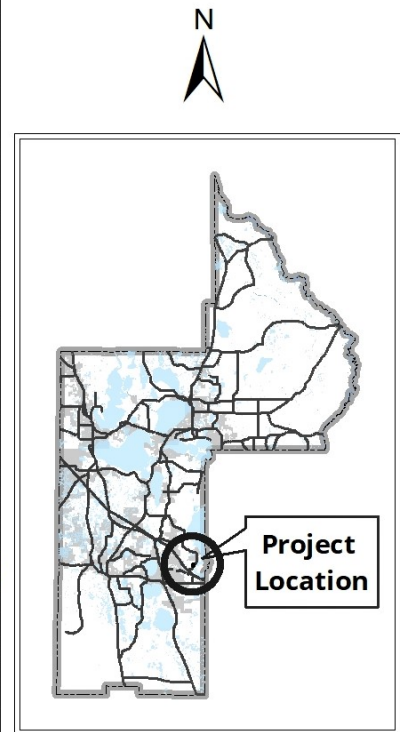
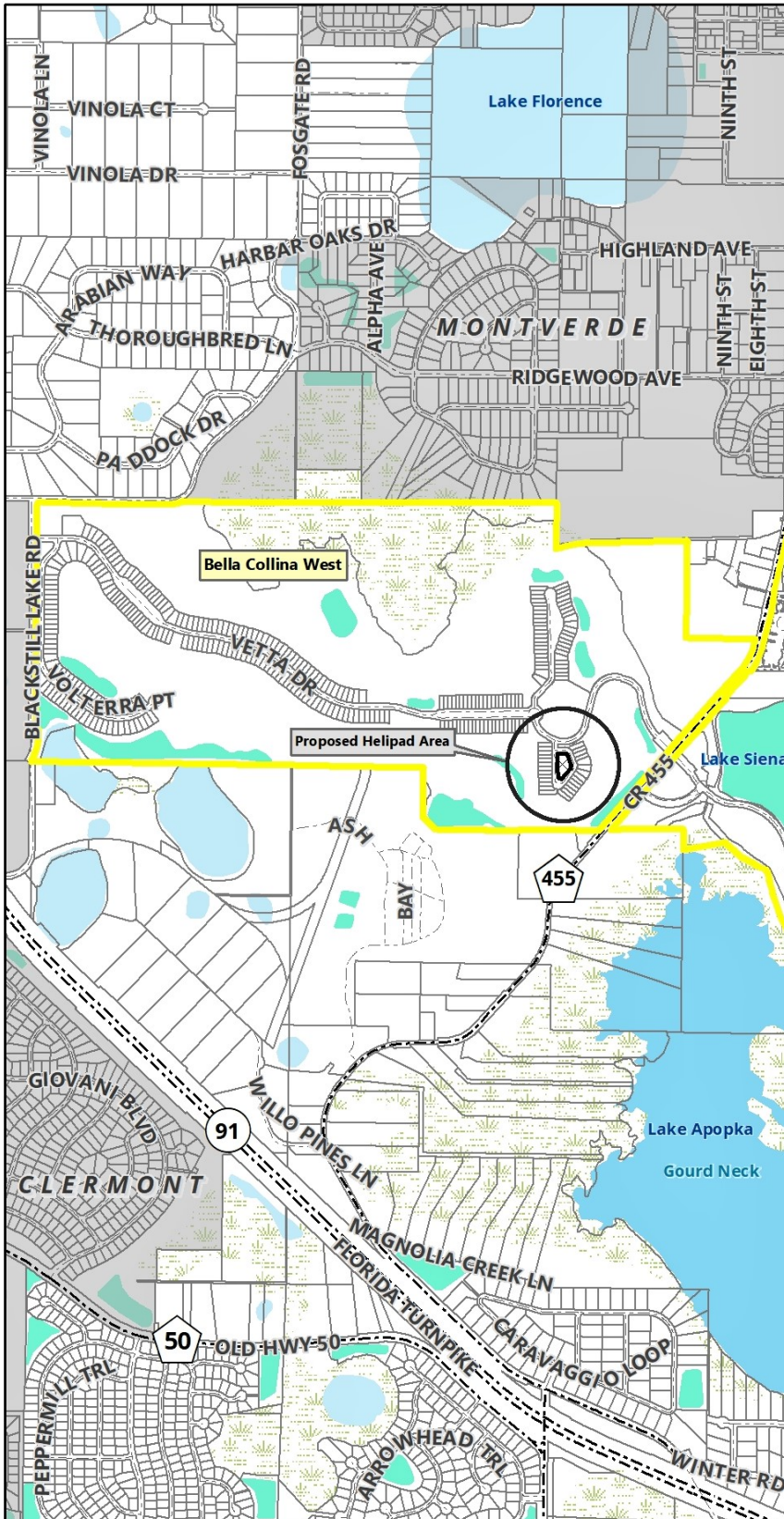
**H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

The proposed rezoning amendment will not result in a disorderly or illogical development pattern of the existing residential development.

**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 rezoning amendment is consistent with the purpose and intent of the Land Development Regulations.

### Subject Property.



# ATTACHMENT - A



Federal Aviation  
Administration

## Helicopter Operations at Part 139 Airports Part 139 Airport Certification

- [Main](#)
- [What is Part 139?](#)
- [Air Carriers using Part 139 Airports](#)
- **Helicopter Operations at Part 139 Airports**
- [Airports Affected](#)
- [Certification Process](#)
- [Classes of Airports](#)
- [Definitions](#)
- [FAQs](#)

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Some airports that are certificated under Part 139 also serve air carrier operations conducted in helicopters. Under the revised Part 139, an airport operator is not required to comply with Part 139 requirements during air carrier operations conducted in a helicopter that would otherwise meet the definition of covered air carrier operations under § 139.1(a)(1).

The word "aircraft" is used in revised § 139.1(a) because it is specified in the authorizing statute (Title 49, United States Code (U.S.C.) § 44706). Since the definition of aircraft in 14 CFR Part 1 includes helicopters, the FAA added § 139.1(c) (5) to clarify that Part 139 does not apply to heliports (see [Heliports](#) section of Airports Affected). Revised Part 139.5 defines "heliport" as an airport, or an area of an airport, used or intended to be used for the landing and takeoff of helicopters.

Even though airport operators are not required to comply with Part 139 requirements during air carrier operations conducted in helicopter, many operators of Part 139 certificated airports voluntarily do so because they already comply with Part 139 requirements on a continuous basis, regardless of the number of passenger seats. At such airports, varying types of air carrier operations occur throughout a 24-hour period, and airport operators find it more convenient and economical to comply with Part 139 requirements at all times.

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## Federal Aviation Administration

# Heliports

## Part 139 Airport Certification

- [Main](#)
- [What is Part 139?](#)
- [Air Carriers using Part 139 Airports](#)
- [Helicopter Operations at Part 139 Airports](#)
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  - [Airports Planning to Serve Air Carriers](#)
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  - [Military/U.S. Government-Operated Airports](#)
  - [Alaskan Airports](#)
  - **Heliports**
- [Certification Process](#)
- [Classes of Airports](#)
- [Definitions](#)
- [FAQs](#)

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The FAA has determined it is not in the public interest to certificate heliports at this time and has exempted operators of heliports from complying with Part 139 requirements (see § 139.1(c)(5)).

Heliports typically are used by general aviation operators and serve very few air carrier operations. (Currently, only one heliport is voluntarily certificated under Part 139; although it does not serve air carrier operations conducted in helicopters with more than 30 seats.) Further, there are very few helicopters that can seat more than nine passengers, and fewer still are used for scheduled passenger operations. Since Congress has not given FAA the authority to certificate facilities serving general aviation operations and the vast majority of operations served by heliports are by general aviation operators, certificating the few heliports that serve air carrier operations would not significantly enhance safety.



The provisions of the revised Part 139 are designed for airports serving fixed-wing aircraft and often do not transfer to heliports. However, FAA will continue to monitor the situation and encourage heliport operators to follow Advisory Circular (AC) 150/5390-2, Heliport Design, and National Fire Protection Association (NFPA) 418. In addition, those heliport operators that have accepted Federal funds may be obligated to comply with AC 150/5390-2 under their grant assurances.

See also Helicopter Operations at Part 139 Airports.

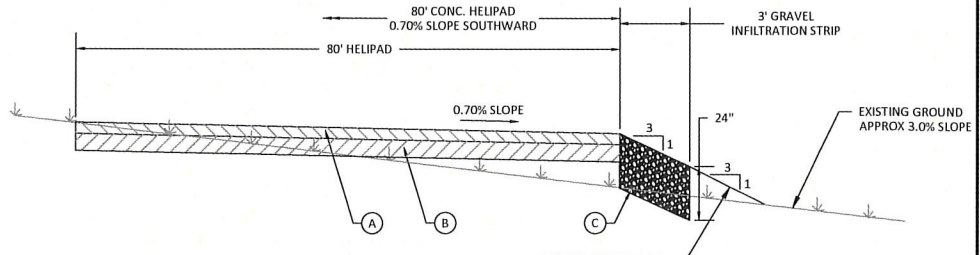
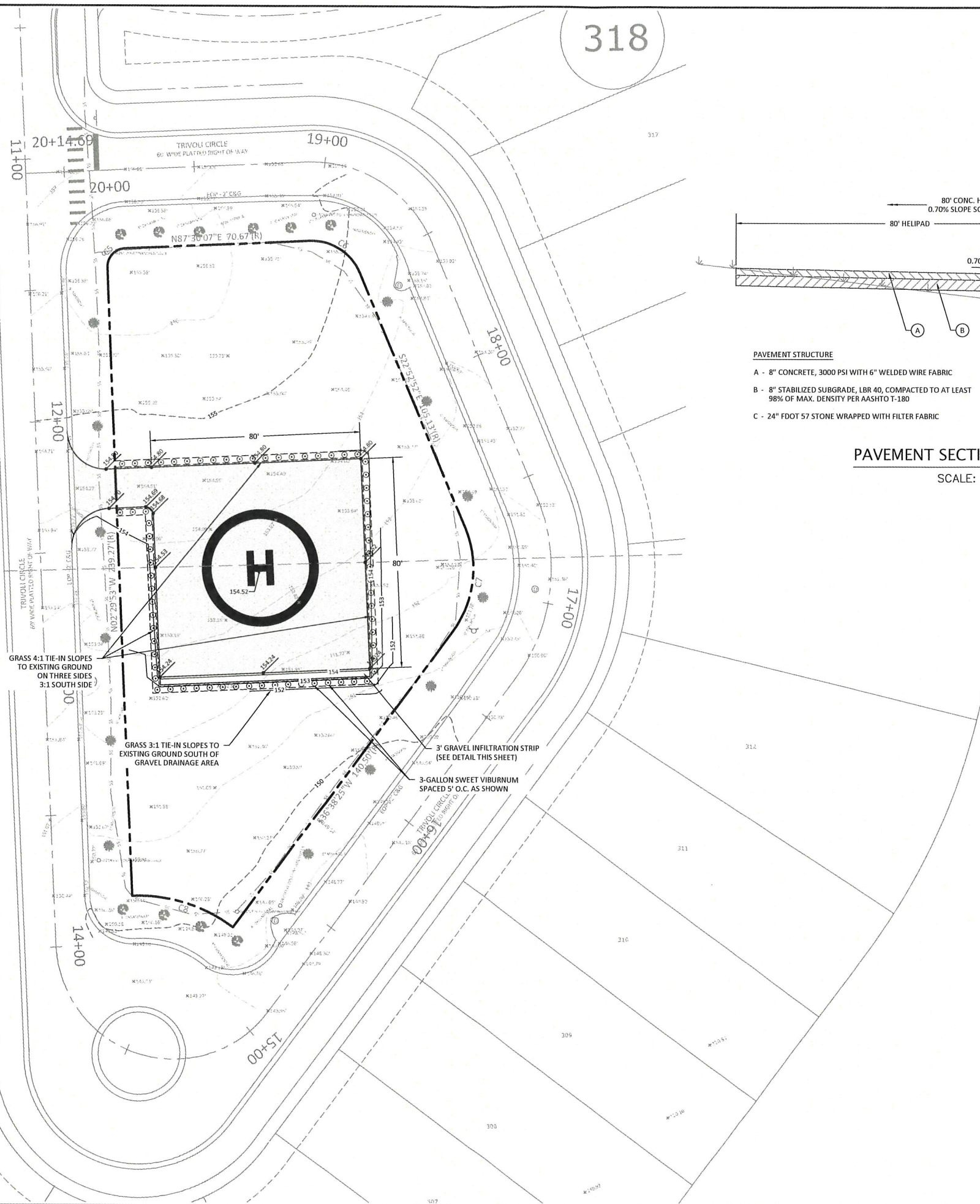
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# ATTACHMENT - B

292

318



- PAVEMENT STRUCTURE**
- A - 8" CONCRETE, 3000 PSI WITH 6" WELDED WIRE FABRIC
  - B - 8" STABILIZED SUBGRADE, LBR 40, COMPACTED TO AT LEAST 98% OF MAX. DENSITY PER AASHTO T-180
  - C - 24" FDOT 57 STONE WRAPPED WITH FILTER FABRIC

**PAVEMENT SECTION**  
SCALE: NTS

**BOYD CIVIL ENGINEERING**  
6816 Hanging Moss Road  
Orlando, Florida 32807  
Office: (407) 494-2693  
Certificate of Auth. 29791

Civil Engineer No. 43223  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
STEVEN S. BOYD

Rev.	Date	Description	CHK By

**BELLA COLLINA HELIPAD**  
LAKE COUNTY, FLORIDA  
PREPARED FOR: BELLA COLLINA HELIPAD

**SITE AND GRADING PLAN**

Date: 7/12/2019  
Scale: AS SHOWN  
Project No.: 1014.010  
Drawn By: DPM  
Designed By: SNB  
Checked By: SNB

SHEET NO.  
**3.00**

PLOTDATE: JULY 12, 2019, 10:03:27 AM  
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ORDINANCE #2020-xx  
Bella Collina Planned Unit Development (PUD)  
RZ-19-21-2

1 AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE  
2 LAKE COUNTY ZONING MAPS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE  
3 DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

4  
5 WHEREAS, Jonathan Huels (the "Applicant") has submitted a rezoning application on behalf of DCS  
6 Real Estate Investments, LLC (the "Property Owners") to amend the existing Planned Unit Development  
7 (PUD) zoning district by revoking and replacing PUD Ordinance #2018-31 to add new uses; and

8  
9 WHEREAS, the subject property consists of 1,915 +/- acres and is generally located in the  
10 Montverde area, east and west of CR 455, northwest of Blackstill Lake Road and the Florida Turnpike, in  
11 Sections 1, 10, 11, 12, 13, 14, and 24, Township 22 South, Range 26 East, is identified by Alternate Key  
12 Numbers 3836730, 3871521, 3825849 and 3836736 among others, and more particularly described below:

13  
14 LEGAL DESCRIPTION:  
15 (EXHIBIT "A" – ATTACHED)  
16

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

19  
20 WHEREAS, the Lake County Planning and Zoning Board reviewed Petition RZ-19-21-2 on the 2<sup>nd</sup>  
21 day of January, 2020, after giving Notice on petition for a change in the use of land, including a notice that  
22 the petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 28<sup>th</sup>  
23 day of January, 2020, and

24  
25 WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the  
26 Lake County Planning Zoning Board, Staff Report and any comments, favorable or unfavorable from the  
27 public and surrounding property owners at a public hearing duly advertised; and

28  
29 WHEREAS, upon review, certain terms and conditions pertaining to the development of the above  
30 described property have been duly approved; and

31  
32 NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Lake County,  
33 Florida, that:

34  
35 **Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map in  
36 accordance with this Ordinance. The uses of the property shall be limited to the uses specified in this  
37 Ordinance and generally consistent with the "Conceptual Plan" attached hereto as Exhibit "B". To the extent  
38 where there are conflicts between the Conceptual Plan and this Ordinance, this Ordinance shall take  
39 precedence. The adoption of this Ordinance shall revoke and replace PUD Ordinance #2018-31.

40 **A. Land Uses:**

- 41  
42 1. **Residential Development/Density (total site area):**  
43 866 single-family dwelling units (maximum).  
44

- 1           **2. Lodge/Hotel and Non-Residential Development (total site area):**  
2           500,000 square feet (maximum), comprising uses listed below.  
3           a.    100-unit lodge/hotel, which may be used for rental or permanent residential use, and a  
4           freestanding restaurant and bar.  
5           b.    Recreation uses, to include:  
6           I.    Clubhouse (2);  
7           II.   Community Pool;  
8           III.   Gym;  
9           IV.   Health Spa;  
10          V.    Tennis courts and other outdoor recreational courts;  
11          VI.   Docks, boathouses (non-dwelling) – in accordance with a permit issued by the St. Johns  
12          River Water Management District (SJRWMD);  
13          VII.   Golf Course (18 holes);  
14          VIII.  Banquet Hall;  
15          IX.   Helicopter Landing Pad  
16          X.    Neighborhood commercial uses on designated Neighborhood Commercial (NC) Tracts to  
17          include the following:  
18                   •   Bar or Tavern  
19                   •   Carwash (self-service only)  
20                   •   Personal Care Services  
21                   •   Professional Office  
22                   •   Restaurant, General  
23                   •   Retail, Convenience  
24                   •   Self Service Laundry  
25  
26          c.    Commercial activities that are directly associated with the structures listed above.  
27          d.    Accessory uses directly associated with the above uses may be approved by the County  
28          Manager or designee. Any other use of the site not specified above shall require approval of an  
29          amendment to this Ordinance and the Comprehensive Plan by the Board of County  
30          Commissioners.  
31  
32           **3. Western Development Area (west of CR 455)**  
33           318 single-family residential dwellings (maximum)  
34           18-hole golf course, clubhouse  
35           Banquet Hall  
36           Health Spa  
37           Community Pool  
38           Tennis Courts  
39           Water Treatment Plant  
40  
41  
42           Setbacks (Buildings) – as measured from the property line:  
43           Front – 25 feet  
44           Side and rear yard – 5 feet  
45           Secondary front – 15 feet  
46

- 1        4. **Eastern Development Area (east of CR 455)**
- 2            548 single-family residential dwellings (maximum)
- 3            100-unit Lodge/Hotel, not to exceed 75 feet in height
- 4            Water Treatment Plant
- 5            Wastewater Treatment Facility
- 6            Commercial activities consistent with Section A.2.c of this Ordinance.

7

8        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	548 (maximum)		

9

10        Note 1: Total number of lots in Bella Collina East shall not exceed 548 lots.

11        Note 2: Lots may be transferred from Villages 1, 2A, or 2B to Village 5, but the maximum number of

12            lots allowed in Village 5 shall not exceed 42. Monitoring report of final lot location shall be

13            provided at the time of the Preliminary Plat application process.

14

15        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

16

- 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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**E. Utilities:**

1. Solid Waste – The Developer or Property Owner shall demonstrate that all access-ways are designed to accommodate solid waste collection vehicles to Lake County standards, as amended. Private solid waste collection may be provided with approval by the County Manager or designee.
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. 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 in quantity sufficient for golf course irrigation at the boundary of the golf area, the use of reuse water for irrigation of the golf areas shall be mandatory, in accordance with St. Johns River Water Management District (SJRWMD) consumptive use permit. This does not preclude the use of other non-potable water sources provided the use is properly permitted in accordance with SJRWMD.
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.
4. Communication Tower:
  - a. Shall be camouflaged;
  - b. Cannot exceed one-hundred (120) feet in height;
  - c. Must conform to all requirements of the LDR, as amended

**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.

- 1 3. Multiple points of access shall be designed into the road network to facilitate access by fire/safety  
2 and public and private service vehicles.

3 **H. Signage:**

- 4
- 5 1. All signage shall be in accordance with the LDR, as amended.
- 6
- 7 2. Signage and entry features may be allowed within County dedicated right-of-way subject to a Lake  
8 County right-of-way utilization permit.
- 9

10 **I. Open Space/Environmental/Historical Considerations:**

- 11
- 12 1. An archaeological survey will be conducted prior to the development of parcels identified by Alternate  
13 Key #3250630 and Alternate Key #151996 in accordance with the provisions of the Florida  
14 Department of State, Division of Historic and Natural Resources. Development of these parcels will  
15 be conducted in accordance with those provisions.
- 16
- 17 2. Turf Fertilizer Management: The following best management practices shall be implemented  
18 regarding fertilizer usage within the development:
  - 19 a. No fertilizer containing nitrogen and/or phosphorus shall be applied to turf and/or landscape  
20 plants during the period from July 1 through August 31 of any year.
  - 21 b. No phosphorus fertilizer shall be applied to turf and/or landscape plants within the PUD at  
22 application rates which exceed 0.25 lbs. P2P5/1,000 square feet (S.F.) per application nor  
23 exceed 0.50 lbs. P2O5/1,000 S.F. per year.
  - 24 c. Fertilizer applied to turf and/or landscape plants within the development shall contain no less  
25 than 50 percent slow-release nitrogen per guaranteed analysis label.
  - 26 d. Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. No  
27 more than four pounds of nitrogen per 1,000 S.F. shall be applied to any turf/landscape area in  
28 any calendar year.
  - 29 e. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces. Any  
30 fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious  
31 surface shall be immediately and completely removed to the greatest extent practicable.  
32 Fertilizer released on an impervious surface must be immediately contained and both properly  
33 and legally applied to turf or other landscape area, or returned to the original or other appropriate  
34 container. In no case shall fertilizer be washed, swept, or blown off impervious surfaces into  
35 stormwater drains, ditches, conveyances, or other water bodies.
  - 36 f. A fifty (50) foot natural buffer shall be established upland of wetlands and between any  
37 development. This buffer shall be classified as a "no-build zone." The "no-build" fifty (50) foot  
38 upland natural buffer and associated conservation areas and littoral zone shall be maintained in  
39 native vegetation. No pesticides or fertilizers shall be used in the no-build zone.
  - 40 g. Spreader deflector shields are required when fertilizing via broadcast spreaders. Deflectors  
41 must be positioned such that fertilizer granules are deflected away from all impervious surfaces,  
42 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 outside  
25 of the dedicated open space shall be identified. These areas shall include the critical root zone and  
26 greatest extent of the drip line for the trees included in the area to be protected. The method of  
27 protection shall be indicated on the plan, including fencing or other protection methods. Tree  
28 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.

- 1 c. Wetlands shall not be included as part of any platted lot, other than a lot platted as common
- 2 area, which shall be dedicated to a homeowners' association, qualified agency or Lake County
- 3 for ownership and maintenance.
- 4 d. Upland buffers adjacent to wetlands shall be included within the conservation easement. Such
- 5 easement will specifically allow water dependent structures serving the adjacent upland uses.

- 6
- 7 7. Lakes:
- 8 a. Development shall be consistent with the Comprehensive Plan and Land Development
- 9 Regulations, as amended, regarding natural resource protection of the Lake Apopka Basin.
- 10 b. Docks and boathouses (non-dwelling): in accordance with a permit issued by the St. Johns River
- 11 Water Management District (SJRWMD).

12

13 **J. Landscaping and Buffering:**

14

- 15 1. A landscape plan shall be submitted for review and approval with the site development application
- 16 and prior to the installation of any trees along any publicly dedicated right-of-way.
- 17
- 18 2. Installation of trees in the area between the sidewalk and street shall be in accordance with the LDR,
- 19 as amended.
- 20
- 21 3. Parking lot landscaping and other landscape and buffering not previously specified shall be in
- 22 accordance with the Land Development Regulations, as amended.
- 23

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

25 Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat or site

26 plan application generally consistent with EXHIBIT "B" – CONCEPTUAL PLAN, for review and approval

27 in accordance with the Comprehensive Plan and the Land Development Regulations, as amended.

28

29 **L. Concurrency Management Requirements:**

30 A capacity reservation certificate shall be required before any final development order authorizing

31 construction is issued. The Applicant or Developer shall comply with the Land Development Regulations

32 as amended.

33

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

35

36 The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County

37 Comprehensive Plan, and Lake County Land Development Regulation shall include any future amendments to

38 the Statutes, Code, Plan, and/or Regulations.

1 **Section 2. Conditions.**  
2

- 3 **A.** After establishment of the facilities as provided herein, the aforementioned property shall only be used  
4 for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by  
5 the Board of County Commissioners.  
6
- 7 **B.** No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,  
8 convert, or demolish any building structure, or alter the land in any manner within the boundaries of the  
9 above described land without first submitting the necessary plans in accordance with requirements of  
10 Lake County, and obtaining the permits required from the other appropriate governmental agencies.  
11
- 12 **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the  
13 terms, conditions, and provisions hereof, and shall be binding upon the present owner and any  
14 successor, and shall be subject to each and every condition herein set out.  
15
- 16 **D.** Construction and operation of the proposed use shall at all times comply with the regulations of Lake  
17 County and any other permitting agencies.  
18
- 19 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall include  
20 in the transfer or lease agreement, a provision that the purchaser or lessee receives written or record  
21 notice of the conditions pertaining to the PUD and that such notices shall run with title to the land. The  
22 purchaser or lesser may request a change from the existing plans and conditions by following procedures  
23 contained in the Lake County Land Development Regulations, as amended.  
24
- 25 **F.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement  
26 Special Master shall have authority to enforce the terms and conditions set forth in this Ordinance.  
27

28 **Section 3. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid  
29 or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the  
30 remaining portions of this Ordinance.  
31

32 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy  
33 of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida  
34 Statutes.  
35  
36  
37  
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39

40 *{Remainder of Page Intentionally Left Blank}*  
41  
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46

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

2 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

3  
4 FILED with the Secretary of State \_\_\_\_\_, 2020.

5  
6 EFFECTIVE \_\_\_\_\_, 2020.

7  
8 BOARD OF COUNTY COMMISSIONERS  
9 LAKE COUNTY, FLORIDA

10 \_\_\_\_\_  
11 LESLIE CAMPIONE, CHAIRMAN

12 ATTEST:

13 \_\_\_\_\_  
14 GARY J. COONEY, CLERK  
15 BOARD OF COUNTY COMMISSIONERS  
16 LAKE COUNTY, FLORIDA

17 APPROVED AS TO FORM AND LEGALITY

18 \_\_\_\_\_  
19 MELANIE MARSH, COUNTY ATTORNEY

20  
21  
22

**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 EAST LAKE 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 CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,204.47 FEET A CENTRAL ANGLE OF 03°18'06" AND A CHORD DISTANCE OF 69.40 FEET WHICH BEARS NORTH 68°44'46" EAST; THENCE

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

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

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

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

21  
22 LODGE/HOTEL SITE

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

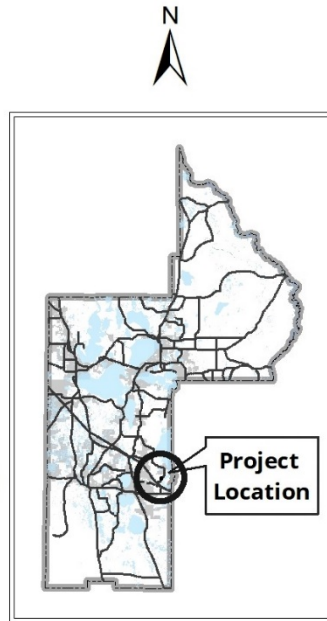
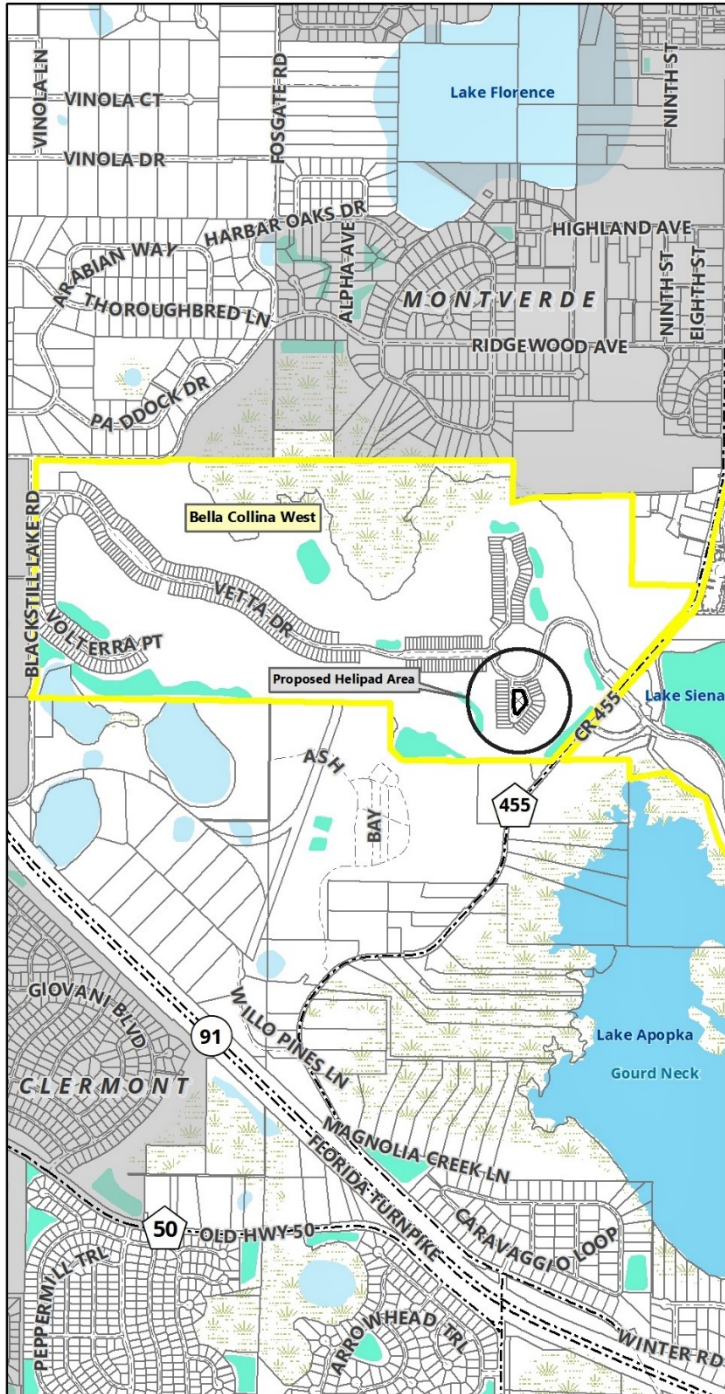
27  
28 AND

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

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EXHIBIT - B  
CONCEPTUAL PLAN

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RZ-19-21-2 Bella Collina PUD

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