



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 6

Public Hearings: Planning & Zoning Board (PZB): June 3, 2020
Board of County Commissioners (BCC): June 16, 2020 (Adoption)

Case No. and Project Name: FLU-19-04-2 Bella Collina Helipad/Open Space Future Land Use Amendment

Applicants: Jonathan Huels, Esquire

Owners: DCS Real Estate Investments, LLC.

Requested Action: Amend the Lake County Future Land Use Map (FLUM) to change the land use from Bella Collina to Bella Collina Helipad/Open Space Category and create a new Future Land Use Category (FLUC) via new Policy, I-1.3.12 Bella Collina Helipad/Open Space (FLUC), for helicopter landing pad/open space use.

Staff Determination: Staff finds the future land use amendment application consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

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

PZB Recommendation:

Subject Property Information

Size: 0.60 +/- acres

Location: Tract "O," east of Trivoli Circle within the Bella Collina mixed-use development

Alternate Key No.: 3836730

Current Future Land Use: Bella Collina

Proposed Future Land Use: Bella Collina Helipad/Open Space

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	Bella Collina	Planned Unit Development (PUD)	Recreational amenity center	Clubhouse
South	Bella Collina	PUD	Residential	Residential dwellings
East	Bella Collina	PUD	Residential	Residential dwellings
West	Bella Collina	PUD	Residential	Undeveloped residential lots

Staff Analysis

This comprehensive plan (Comp Plan) amendment application is submitted to correct a previous future land use amendment that sought to add helipad use within the Bella Collina Future Land Use Category (FLUC). The BCC adopted the future land use amendment in January 2020, for the helipad use to be situated on Tract "O" with the Bella Collina mixed-use development. On March 5, 2020, the Florida Department of Economic Opportunity (DEO) informed Lake County Planning and Zoning that the future land use amendment approved via Ordinance #2020-6 for a Small-Scale future land use change, was adopted inconsistent with Florida Statutes Section (F.S. Sec.) 163.3187(5)(a).

Therefore, the Applicant submits the new Comp Plan amendment application to amend the future land use map to change the Bella Collina Future Land Use to Bella Collina Helipad/Open Space Future Land Use by establishing a new future land use category for helipad/open space use. The 0.60-acre property for the new land use is identified as Tract "O" (Alternate Key #3836730), west of C.R. 455, and within the Bella Collina PUD mixed-use development. Bella Collina is contiguous to the southern city limits of Montverde and located within the Montverde Joint Planning Area (JPA), the Montverde Interlocal Service Boundary Area (ISBA), and the Lake Apopka Basin Overlay District as described in the 2030 Comprehensive Plan.

This application seeks to amend the Lake County Future Land Use Map by establishing the Bella Collina Helipad/Open Space future land use category (FLUC), and to create an accompanying future land use element policy entitled Policy I-1.3.12, "Bella Collina Future Helipad/Open Space FLUC". This category is specific to a helicopter landing pad and open space use. The previously adopted PUD zoning ordinance is attached for reference (Attachment "A"). The Bella Collina Helipad/Open Space FLUC will establish a maximum impervious surface area of sixty percent (60%) and a minimum of twenty-five percent (25%) open space of the net developable area within this new land use category.

Staff considers the application to be a Small-Scale comprehensive plan amendment as this amendment pertains to the use of a development area which is less than 10-acres. Additionally, the proposed development area is located within a pre-existing future land use category, and this amendment does not add any acreage to the land use category; as such, transmittal review by the State Department of Economic Opportunity (DEO) is not required pursuant to F.S. Sec. 163.3187. This affords the Board of County Commissioners the ability to adopt the land use amendment on first reading at a duly noticed public hearing.

Standards for Review (LDR Section 14.03.03)

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

The proposed Comp Plan amendment is consistent with all elements of the Comprehensive Plan. The amendment seeks to create a new FLUC via Future Land Use Element Policy I-1.3.12, Bella Collina Future Helipad/Open Space. The application indicates that this facility will be for private use only. The proposed amendment is consistent with Comp 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 goals, objectives, and policies of the Lake County Comp Plan, and applicable Federal and State regulations. FAA Heliport documentation (Attachment "B") describes that heliports are exempted from certification as an air carrier general aviation facility. As this proposed helicopter landing pad use is not a carrier operation, no certification from the LSMPO or the FDOT is required.

B. Whether the proposed amendment conflicts with any applicable provisions of the Code.

The proposed Comp Plan amendment is not in conflict with the Land Development Regulations (LDR). The property is currently zoned Planned Unit Development (PUD) and governed by PUD Ordinance No. 2018-31. The amended PUD Ordinance will ensure the property is developed in accordance with the Bella Collina Helipad/Open Space FLUC.

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

The proposed FLUC for helicopter landing pad/open space use consistent with other allowable non-residential uses within the Bella Collina development. Other approved 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 "C"). 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.

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 in 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.

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.

Schools

The proposed future land use amendment will not have any impact on Lake County Schools.

Solid Waste

No impacts to solid waste capacities or levels of service are anticipated.

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.

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.

The application does not indicate the extent of the proposed amendment on property values in the area.

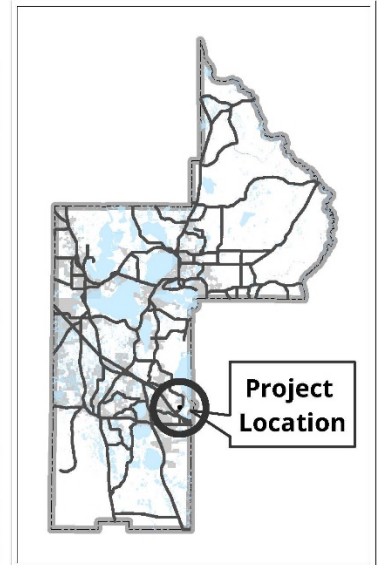
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

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

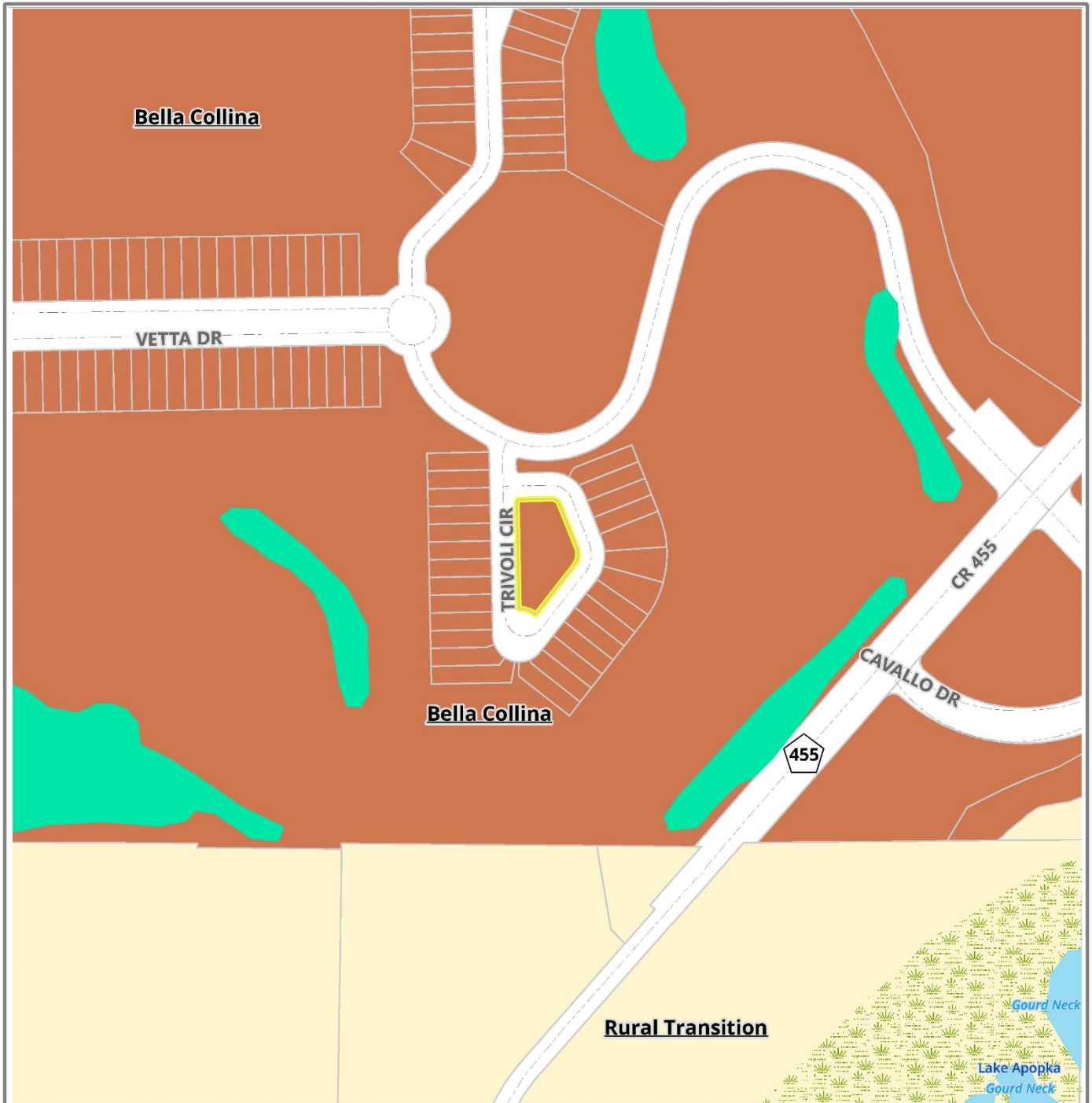
I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed amendment is consistent with the purpose and intent of the Land Development Regulations and Comprehensive Plan.

Map of Subject Property



CURRENT FUTURE LAND USE



FUTURE LAND USE LEGEND

- Bella Collina
- Rural Transition

NAME: BELLA COLLINA WEST - HELIPAD

DISTRICT: 2

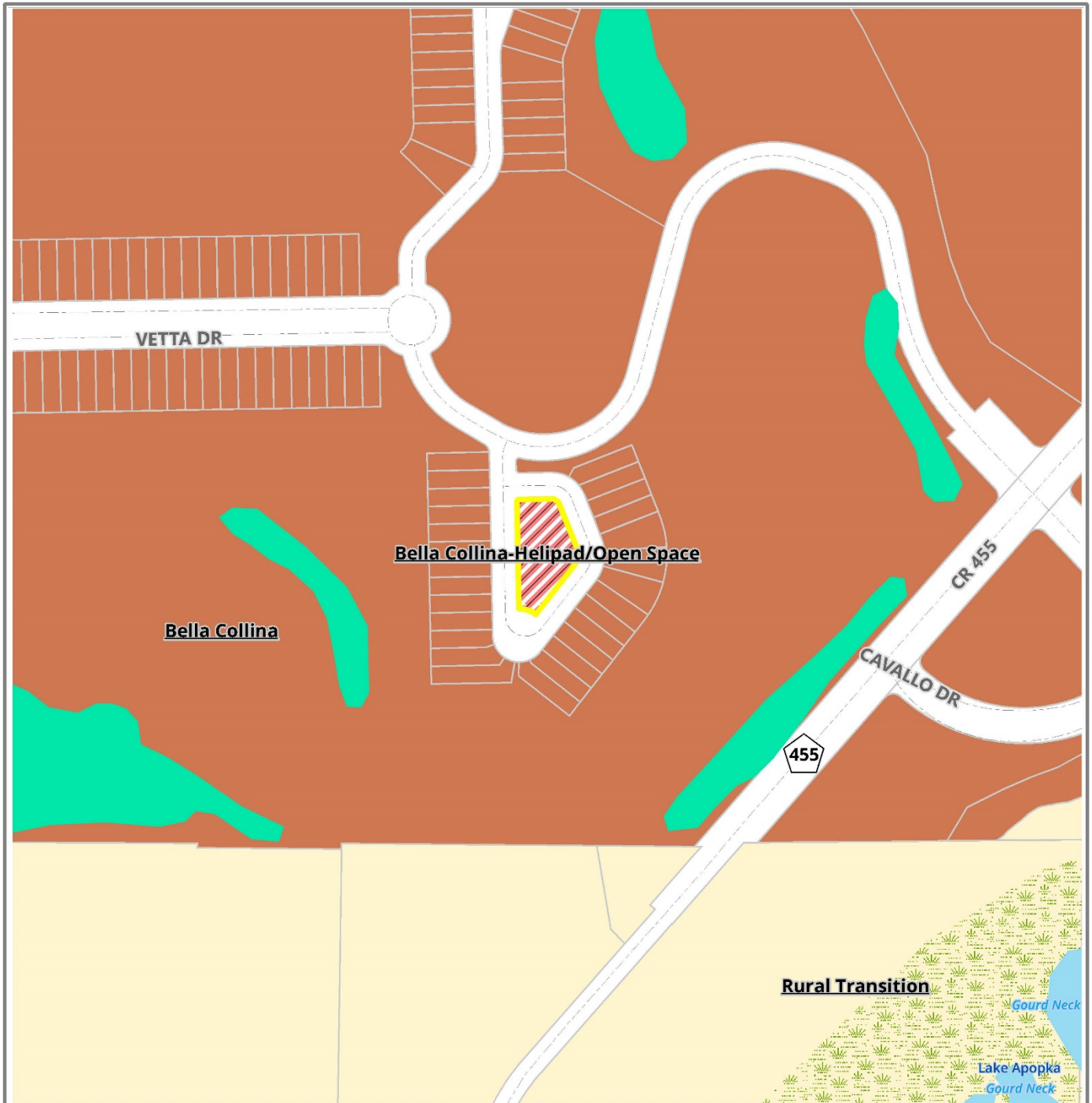
CASE NUMBER: CP-19-04-2

LOCATION (S-T-R): 11, 14-22-26

REQUEST: BELLA COLLINA TO BELLA COLLINA-HELIPAD/OPEN SPACE



PROPOSED FUTURE LAND USE



FUTURE LAND USE LEGEND

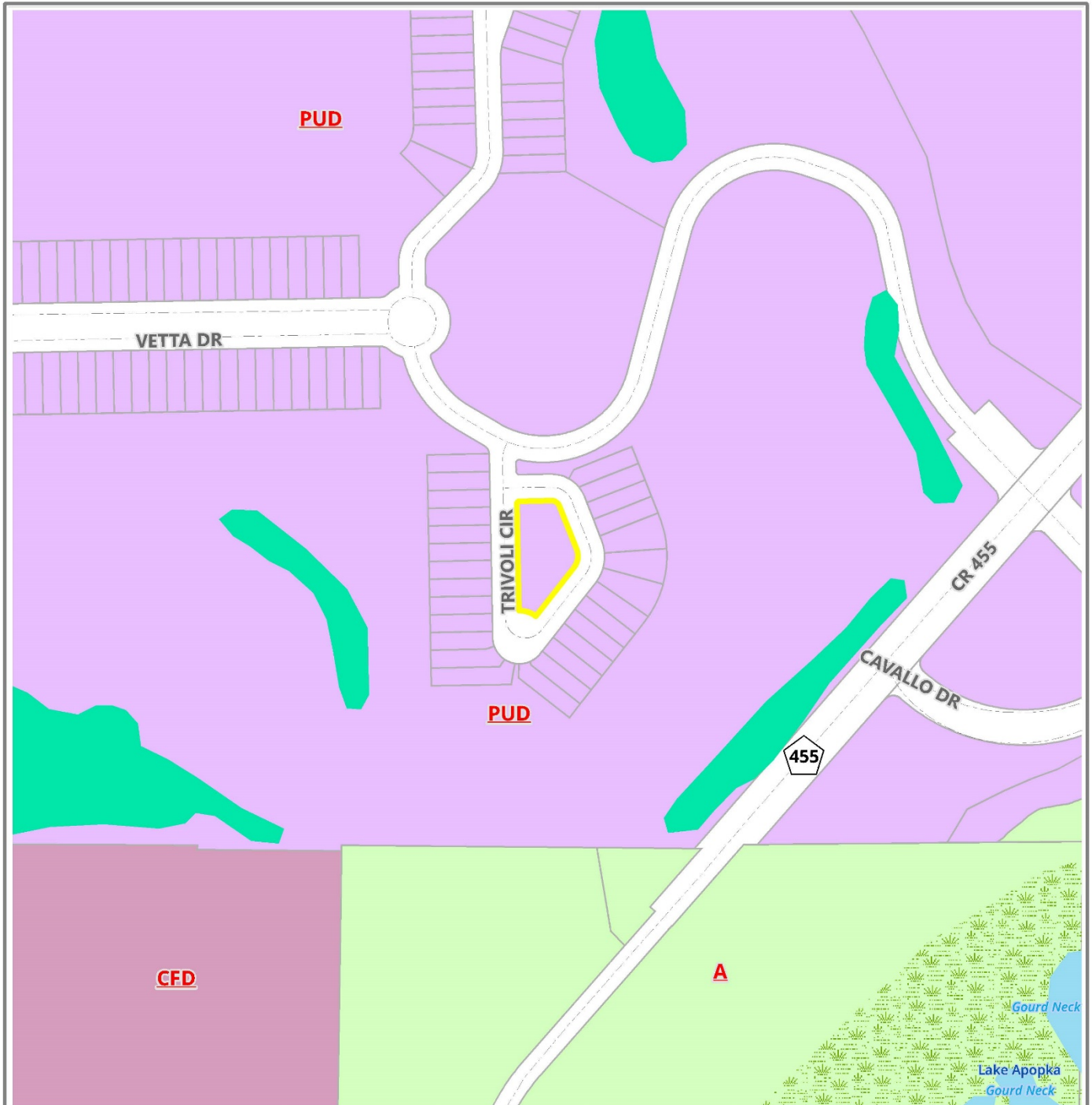
-  Bella Collina-Helipad/Open Space
-  Bella Collina
-  Rural Transition

NAME: BELLA COLLINA WEST - HELIPAD
CASE NUMBER: CP-19-04-2
LOCATION (S-T-R): 11, 14-22-26
REQUEST: BELLA COLLINA TO BELLA COLLINA-HELIPAD/OPEN SPACE

DISTRICT: 2



CURRENT ZONING



ZONING LEGEND

A CFD PUD

NAME: **BELLA COLLINA WEST - HELIPAD**

DISTRICT: 2

CASE NUMBER: **CP-19-04-2**

LOCATION (S-T-R): **11, 14-22-26**

REQUEST: **BELLA COLLINA TO BELLA COLLINA-HELIPAD/OPEN SPACE**



ATTACHMENT - A

ORDINANCE #2020-6
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 2nd
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 28th
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

41 **A. Land Uses:**

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

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

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

- a. 100-unit lodge/hotel, which may be used for rental or permanent residential use, and a freestanding restaurant and bar.
- b. Recreation uses, to include:
 - I. Clubhouse (2);
 - II. Community Pool;
 - III. Gym;
 - IV. Health Spa;
 - V. Tennis courts and other outdoor recreational courts;
 - VI. Docks, boathouses (non-dwelling) – in accordance with a permit issued by the St. Johns River Water Management District (SJRWMD);
 - VII. Golf Course (18 holes);
 - VIII. Banquet Hall;
 - IX. Helicopter Landing Pad
 - X. Neighborhood commercial uses on designated Neighborhood Commercial (NC) Tracts to include the following:
 - Bar or Tavern
 - Carwash (self-service only)
 - Personal Care Services
 - Professional Office
 - Restaurant, General
 - Retail, Convenience
 - Self Service Laundry
- c. Commercial activities that are directly associated with the structures listed above.
- d. Accessory uses directly associated with the above uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance and the Comprehensive Plan by the Board of County Commissioners.

3. Western Development Area (west of CR 455)

- 318 single-family residential dwellings (maximum)
- 18-hole golf course, clubhouse
- Banquet Hall
- Health Spa
- Community Pool
- Tennis Courts
- Water Treatment Plant

Setbacks (Buildings) – as measured from the property line:
Front – 25 feet

1 Side and rear yard – 5 feet
 2 Secondary front – 15 feet
 3

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

5 548 single-family residential dwellings (maximum)
 6 100-unit Lodge/Hotel, not to exceed 75 feet in height
 7 Water Treatment Plant
 8 Wastewater Treatment Facility
 9 Commercial activities consistent with Section A.2.c of this Ordinance.

10 Residential Use Lot Size
 11

<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)		

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

13 Note 2: Lots may be transferred from Villages 1, 2A, or 2B to Village 5, but the maximum number of
 14 lots allowed in Village 5 shall not exceed 42. Monitoring report of final lot location shall be
 15 provided at the time of the Preliminary Plat application process.
 16
 17

18 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

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 3. Helipad: The flight paths shown in Exhibit "C" (attached hereto and incorporated herein by reference)
- 22 shall be adhered to so long as they are consistent with any applicable Federal or State regulations.
- 23 Additionally, the Board of County Commissioners may initiate the rezoning process in the event
- 24 operation of the helipad results in adverse impacts to adjacent property owners as evidenced by
- 25 code enforcement complaints, regulatory action by the Federal Aviation Authority or similar type
- 26 actions.

27
28 **C. Impervious Surface Ratio (ISR)/Floor Area Ratio (FAR)/Building Height/Setbacks**
29 **(Not specifically stated elsewhere in this Ordinance)**

- 30
- 31 1. Residential Building Setbacks (standard):
- 32 a. Along rights-of-way – 25 feet from property line for all lots;
- 33 b. Residential minimum building line width of 50 feet, minimum side and rear yard setbacks shall
- 34 be 5 feet;
- 35 c. Secondary front – 15 feet;
- 36
- 37 2. ISR – 0.60 (maximum), collectively
- 38
- 39 3. FAR - 500,000 square feet (maximum),
- 40
- 41 4. Height – Residential, 50 feet and Non-residential 75 feet (maximum).

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2 **D. Public School Concurrency:**
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4 Lake County Public Schools has determined that school capacity is available and will be reserved for the
5 Lodge at Bella Collina, to accommodate possible long-term occupancy by school aged residents. The
6 reservation will be valid for one (1) year from issuance of the determination. If the site plan is completed
7 within that time frame, the reservation of capacity will be valid for the life of the project.
8

9 **E. Utilities:**
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11 1. Solid Waste – The Developer or Property Owner shall demonstrate that all access-ways are
12 designed to accommodate solid waste collection vehicles to Lake County standards, as amended.
13 Private solid waste collection may be provided with approval by the County Manager or designee.
14

15 2. Water/Wastewater/Re-Use Facilities:

16 a. Water/Wastewater: Shall be provided by the Pine Island CDD to the Bella Collina PUD utilizing
17 existing water and wastewater facilities. Operation of the existing and future expansion of these
18 facilities, including limitation on water use and effluent disposal shall be permitted in accordance
19 with Florida Department of Environmental Protection (FDEP), and SJRWMD. Central potable
20 water and wastewater service system shall be utilized. Septic systems or individual potable water
21 wells shall not be permitted.

22 b. Re-Use: Should wastewater effluent of unrestricted public access quality be made available in
23 quantity sufficient for golf course irrigation at the boundary of the golf area, the use of reuse
24 water for irrigation of the golf areas shall be mandatory, in accordance with St. Johns River Water
25 Management District (SJRWMD) consumptive use permit. This does not preclude the use of
26 other non-potable water sources provided the use is properly permitted in accordance with
27 SJRWMD.
28

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

30 a. Stormwater management shall be in accordance with the St. Johns River Water Management
31 District (SJRWMD) permitting requirements and the LDR, as amended.
32 b. Stormwater management facilities will be designed to minimize impacts to existing surface waters.
33

34 4. Communication Tower:

35 a. Shall be camouflaged;
36 b. Cannot exceed one-hundred (120) feet in height;
37 c. Must conform to all requirements of the LDR, as amended
38

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

40 All Development shall comply with the State Fire Code, Florida Fire Prevention Code, National Fire
41 Protection Standards, the Orange County/Lake County Mutual Aid Agreement, and the Land
42 Development Regulations, as amended.
43

1 **G. Transportation Improvements/Access Management:**
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- 3 1. Any future development shall require access and design management in accordance with the LDR,
4 as amended.
5
6 2. The Applicant shall construct a left turn lane into the lodge/hotel site for southbound CR 455 traffic.
7 Construction of the turn lane shall be completed prior to commencement of operations of the
8 lodge/hotel.
9
10 3. Multiple points of access shall be designed into the road network to facilitate access by fire/safety
11 and public and private service vehicles.

12 **H. Signage:**
13

- 14 1. All signage shall be in accordance with the LDR, as amended.
15
16 2. Signage and entry features may be allowed within County dedicated right-of-way subject to a Lake
17 County right-of-way utilization permit.
18

19 **I. Open Space/Environmental/Historical Considerations:**
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- 21 1. An archaeological survey will be conducted prior to the development of parcels identified by Alternate
22 Key #3250630 and Alternate Key #151996 in accordance with the provisions of the Florida
23 Department of State, Division of Historic and Natural Resources. Development of these parcels will
24 be conducted in accordance with those provisions.
25
26 2. Turf Fertilizer Management: The following best management practices shall be implemented
27 regarding fertilizer usage within the development:
28 a. No fertilizer containing nitrogen and/or phosphorus shall be applied to turf and/or landscape
29 plants during the period from July 1 through August 31 of any year.
30 b. No phosphorus fertilizer shall be applied to turf and/or landscape plants within the PUD at
31 application rates which exceed 0.25 lbs. P2P5/1,000 square feet (S.F.) per application nor
32 exceed 0.50 lbs. P2O5/1,000 S.F. per year.
33 c. Fertilizer applied to turf and/or landscape plants within the development shall contain no less
34 than 50 percent slow-release nitrogen per guaranteed analysis label.
35 d. Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. No
36 more than four pounds of nitrogen per 1,000 S.F. shall be applied to any turf/landscape area in
37 any calendar year.
38 e. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces. Any
39 fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious
40 surface shall be immediately and completely removed to the greatest extent practicable.
41 Fertilizer released on an impervious surface must be immediately contained and both properly
42 and legally applied to turf or other landscape area, or returned to the original or other appropriate

- 1 container. In no case shall fertilizer be washed, swept, or blown off impervious surfaces into
2 stormwater drains, ditches, conveyances, or other water bodies.
- 3 f. A fifty (50) foot natural buffer shall be established upland of wetlands and between any
4 development. This buffer shall be classified as a "no-build zone." The "no-build" fifty (50) foot
5 upland natural buffer and associated conservation areas and littoral zone shall be maintained in
6 native vegetation. No pesticides or fertilizers shall be used in the no-build zone.
- 7 g. Spreader deflector shields are required when fertilizing via broadcast spreaders. Deflectors
8 must be positioned such that fertilizer granules are deflected away from all impervious surfaces,
9 fertilizer free zones and surface waters and wetlands.
- 10 h. All applicators, including institutional applicators of fertilizer, other than private homeowners on
11 their own property, shall abide by and successfully complete an appropriate Florida Department
12 of Agriculture and Consumer Services (FDACS), F.S. Ch. 482 certification course, providing
13 training and continuing education requirements in minimizing nitrogen leaching and phosphorus
14 runoff from fertilizer applications.
- 15 i. Noncommercial applicators not otherwise required to be certified are required to follow the
16 recommendations of the University of Florida's Institute of Food and Agricultural Sciences (IFAS)
17 Florida Yards and Neighborhoods program and the regulations pertaining to fertilizers contained
18 therein. In the case of conflicting information between the IFAS guidelines and the Fertilizer
19 Management conditions in this Ordinance, the Ordinance shall govern.
- 20 j. All commercial and institutional applicators applying fertilizer to turf and/or landscape plants,
21 including but not limited to residential lawns, golf courses, institutional properties, commercial
22 properties, multifamily and condominium properties must upon request from a County official
23 produce a valid certificate of proof of FDACS F.S. Chapter 482 certification.
- 24 k. A golf course ground water monitoring report for the golf course shall be submitted annually to
25 ensure consistency with the natural resource protection provisions of the LDR, as amended. A
26 Golf Course Water Management Plan shall be submitted with any modification of the golf course
27 design
- 28
- 29 3. An environmental assessment shall be provided prior to new development to address all flora and
30 fauna species and associated habitat on this site. The assessment shall be submitted for review at
31 the time construction plans are submitted.
- 32
- 33 4. Tree and soil protection areas. Areas designated for tree and soil protection that are located outside
34 of the dedicated open space shall be identified. These areas shall include the critical root zone and
35 greatest extent of the drip line for the trees included in the area to be protected. The method of
36 protection shall be indicated on the plan, including fencing or other protection methods. Tree
37 protection and mitigation shall be in accordance with the Land Development Regulations, as
38 amended.
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- 40 5. Open Space – Collectively, a minimum of twenty-five percent (25%) of the land area shall be devoted
41 to the provision of open space consistent with the definitions specified in the Comprehensive Plan.

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- 6. Wetlands:
 - a. Development shall adhere to the wetland setbacks specified in the Comprehensive Plan and Land Development Regulations.
 - b. All wetlands within the property shall be placed into a conservation easement that shall run in favor of, and be enforceable by, a homeowners' association, a public agency acceptable to Lake County, or Lake County, at its option. The conservation easement shall require that all wetlands and wetland buffers be maintained in their natural and unaltered state. Any such easement shall allow access to water dependent structures such as docks and walkways.
 - c. Wetlands shall not be included as part of any platted lot, other than a lot platted as common area, which shall be dedicated to a homeowners' association, qualified agency or Lake County for ownership and maintenance.
 - d. Upland buffers adjacent to wetlands shall be included within the conservation easement. Such easement will specifically allow water dependent structures serving the adjacent upland uses.
- 7. Lakes:
 - a. Development shall be consistent with the Comprehensive Plan and Land Development Regulations, as amended, regarding natural resource protection of the Lake Apopka Basin.
 - b. Docks and boathouses (non-dwelling): in accordance with a permit issued by the St. Johns River Water Management District (SJRWMD).

J. Landscaping and Buffering:

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

K. Development Review and Approval:

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

L. Concurrency Management Requirements:

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

1 **M. Future Amendments to Statutes, Code, Plans, and/or Regulations:**
2

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

6 **Section 2. Conditions.**
7

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

11
12 **B.** No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move,
13 convert, or demolish any building structure, or alter the land in any manner within the boundaries of the
14 above described land without first submitting the necessary plans in accordance with requirements of
15 Lake County, and obtaining the permits required from the other appropriate governmental agencies.

16
17 **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the
18 terms, conditions, and provisions hereof, and shall be binding upon the present owner and any
19 successor, and shall be subject to each and every condition herein set out.
20

21 **D.** Construction and operation of the proposed use shall at all times comply with the regulations of Lake
22 County and any other permitting agencies.

23
24 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall include
25 in the transfer or lease agreement, a provision that the purchaser or lessee receives written or record
26 notice of the conditions pertaining to the PUD and that such notices shall run with title to the land. The
27 purchaser or lesser may request a change from the existing plans and conditions by following procedures
28 contained in the Lake County Land Development Regulations, as amended.

29
30 **F.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement
31 Special Master shall have authority to enforce the terms and conditions set forth in this Ordinance.
32

33 **Section 3. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid
34 or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the
35 remaining portions of this Ordinance.
36

37 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy
38 of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida
39 Statutes.
40
41
42
43
44

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

2 ENACTED this 28th day of January, 2020.

3
4 FILED with the Secretary of State February 5th, 2020.

5
6 EFFECTIVE January 28, 2020.

7
8 BOARD OF COUNTY COMMISSIONERS
9 LAKE COUNTY, FLORIDA

10
11 Leslie Campione
LESLIE CAMPIONE, CHAIRMAN

12 ATTEST:

13 [Signature]
14 GARY J. COONEY, CLERK
15 BOARD OF COUNTY COMMISSIONERS
16 LAKE COUNTY, FLORIDA



17 APPROVED AS TO FORM AND LEGALITY

18 [Signature]
19 MELANIE MARSH, COUNTY ATTORNEY

20
21
22

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 EAST LAKE
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

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

25
26 BELLA COLLINA WEST. ALL OF BELLA COLLINA WEST, LESS TRACT A AND TRACT P, ACCORDING
27 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19, SITUATED IN
28 SECTIONS 10, 11 AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, OF THE PUBLIC RECORDS OF
29 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, A
40 DISTANCE OF 35.01 FEET; THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 583.36 FEET; THENCE
41 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" EAST;
44 THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 136.21 FEET; THENCE
45 NORTH 89°11'40" EAST, A DISTANCE OF 1,142.89 FEET; THENCE NORTH 88°43'38" EAST, A

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

25
26 LODGE/HOTEL SITE

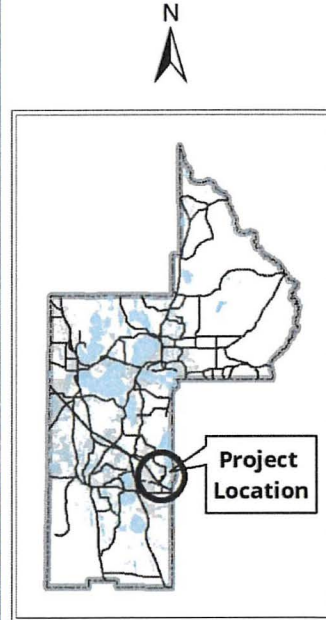
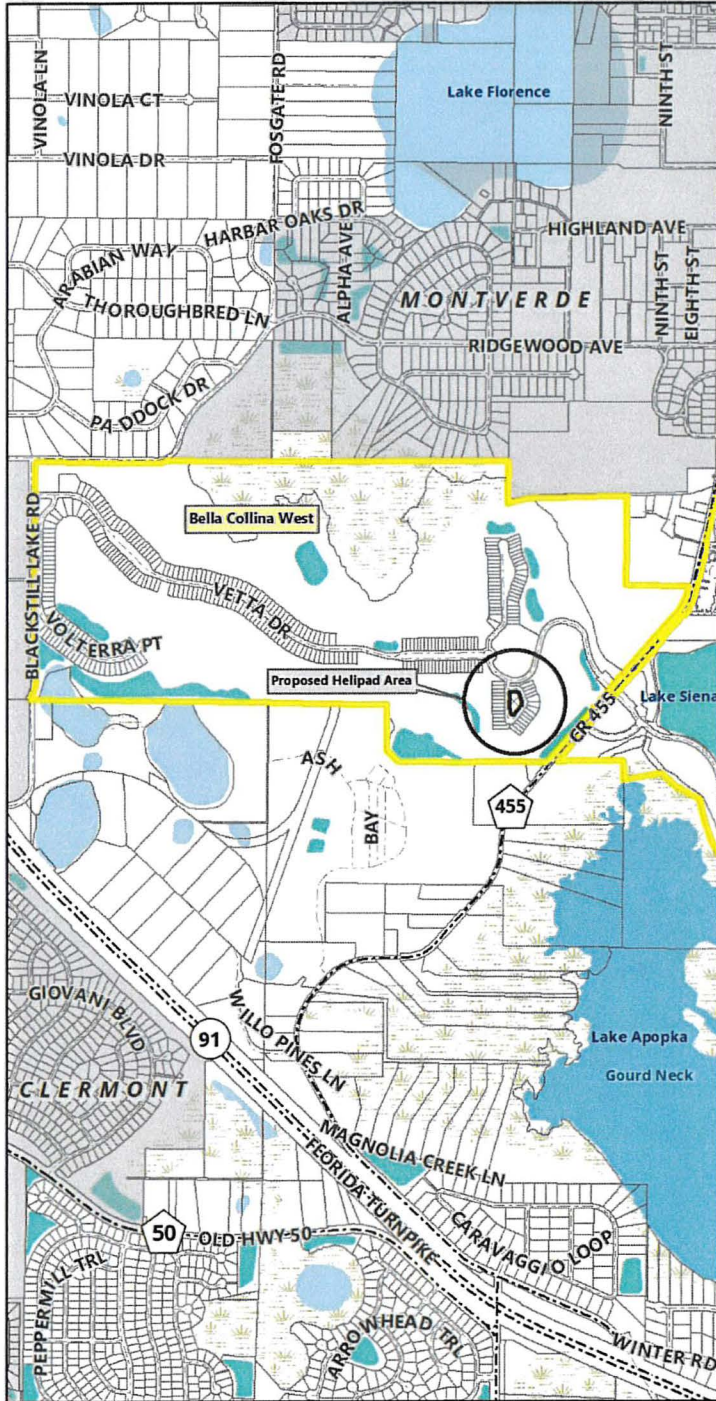
27
28 THAT PORTION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11,
29 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD
30 NO. 455, LESS THE SOUTH 406.30 FEET THEREOF.

31
32 AND

33
34 THAT PART OF THE NORTH 135.44 FEET OF THE SOUTH 406.30 FEET OF THE NORTH ½ OF THE
35 SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
36 LAKE COUNTY, FLORIDA LYING EAST OF STATE ROAD 455.

1
2
3

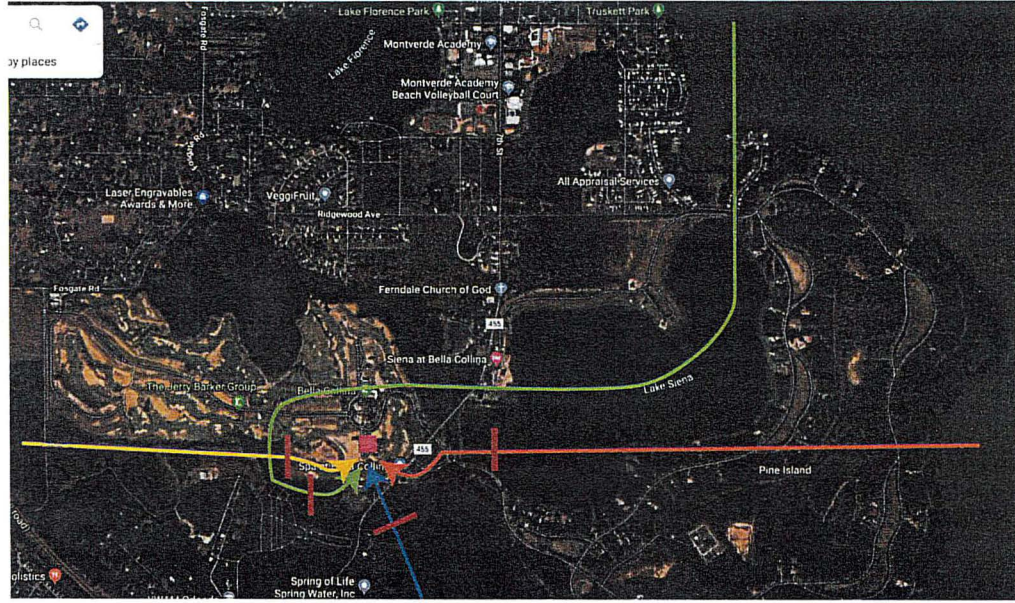
EXHIBIT - B CONCEPTUAL PLAN



4
5
6

EXHIBIT - C

Flight Paths



- KEY**
- Helipad Location
 - Suggested Northern Approach & Departure
 - Suggested Eastern Approach & Departure
 - Suggested Southern Approach & Departure
 - Suggested Western Approach & Departure
 - Probable descent/ascent to/from 500 AGL



ATTACHMENT - B



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](#)

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.

Page last modified: July 22, 2015 10:03:03 AM EDT

This page was originally published at: https://www.faa.gov/airports/airport_safety/part139_cert/helicopter-operations-at-part-139-airports/



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](#)
- [Airports Affected](#)
 - [Airports Planning to Serve Air Carriers](#)
 - [General Aviation Airports](#)
 - [Military/U.S. Government-Operated Airports](#)
 - [Alaskan Airports](#)
 - **Heliports**
- [Certification Process](#)
- [Classes of Airports](#)
- [Definitions](#)
- [FAQs](#)

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](#).

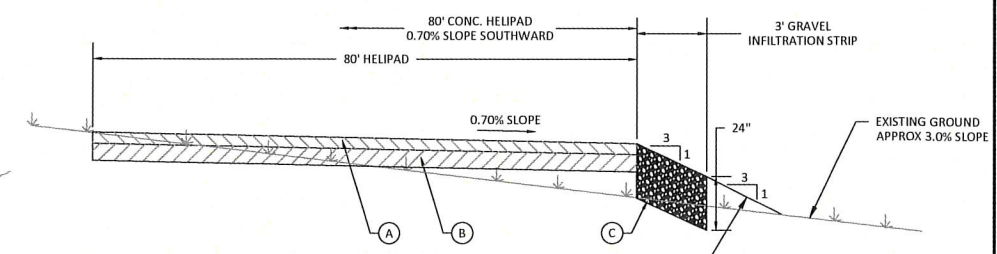
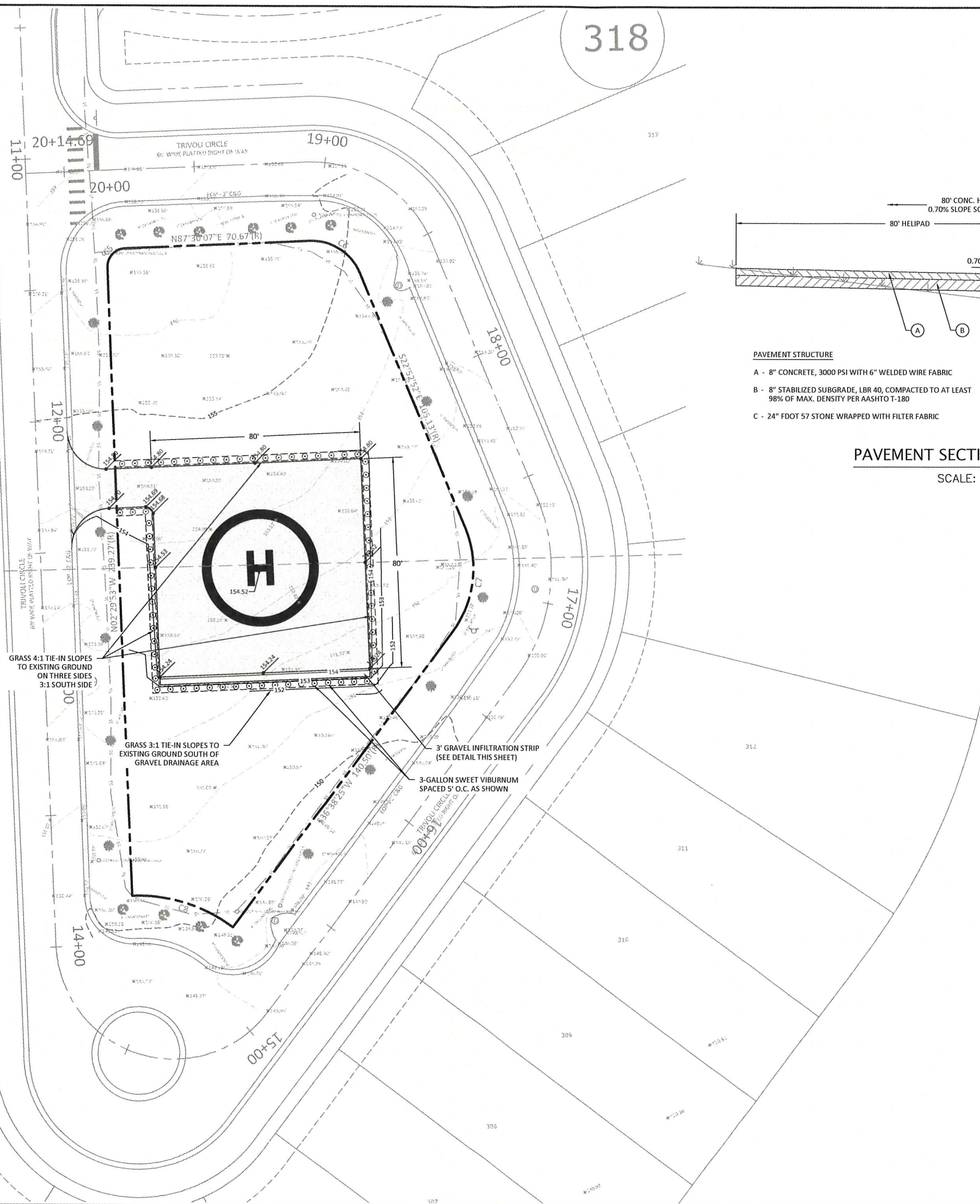
Page last modified: July 22, 2015 10:00:08 AM EDT

This page was originally published at: https://www.faa.gov/airports/airport_safety/part139_cert/airports-affected/heliports/

ATTACHMENT - C

292

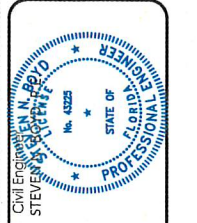
318



- 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



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
 Z:\PROJECTS\1014.009 - Bella Collina Helipad\Plans\Civil\Site Plan.dwg

ORDINANCE 2020-xx
Bella Collina Future Land Use Category
FLU-19-04-2

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; AMENDING COMPREHENSIVE PLAN TABLE 2 ENTITLED 'FUTURE LAND USE CATEGORIES TABLE' TO INCLUDE THE BELLA COLLINA HELIPAD/OPEN SPACE FUTURE LAND USE CATEGORY; ESTABLISH FUTURE LAND USE POLICY I-1.3.12 ENTITLED BELLA COLLINA HELIPAD/OPEN SPACE FUTURE LAND USE CATEGORY; AMENDING THE FUTURE LAND USE MAP FROM BELLA COLLINA TO BELLA COLLINA HELIPAD/OPEN SPACE CATEGORY FOR 0.6 ACRE PROPERTY LOCATED SOUTH OF MONTVERDE AND WEST OF CR 455, AS DESCRIBED IN THIS ORDINANCE; 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 24th day of July 2018, the BCC amended the Bella Collina Future Land Use Category with the adoption of Ordinance #2018-30; and

WHEREAS, on the 28th day of January 2020, the BCC amended the Bella Collina Future Land Use Category with the adoption of Ordinance #2020-5;

WHEREAS, on the 5th day of March 2020, the Florida Department of Economic Opportunity (DEO) determined that Ordinance #2020-5 was adopted inconsistent with Section 163.3187(5)(a), Florida Statutes

WHEREAS, the 3rd day of June 2020, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Mt. Plymouth-Sorrento Main Street	5.5 d.u./1 acre	0.30	0.60	20% to 25%	"see Mt. Plymouth-Sorrento Policies"
Mt. Plymouth - Sorrento Neighborhood	2 d.u./1 acre	0.20 to 0.30	0.30	30% to 50%	"see Mt. Plymouth-Sorrento Policies"
Rural	1 d.u./5 acres	NS	0.20 0.30	Min. 35%	Note (3)
Rural Transition	1 d.u./5 acres 1 d.u./3 acres 1 d.u./1 acre	NS	0.30 0.50	35% to 50%	Note (3)
Recreation	NS	0.10	0.50	NS	Note (3)
Conservation	NS	NS	NS	NS	Note (3)
Hansen	1 d.u.	NS	0.35	NS	40 ft.
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.
South Lake Regional Park	NS	0.35	0.45	40%	40 ft.
Green Swamp Interlachen (10)	35 d.u.	NS	NS	Min. 60%	40 ft.
FUTURE LAND USE CATEGORY	CAPACITY(8)	M.A.F.A.R. (INTENSITY)	I.S.R (7)	OPEN SPACE	BUILDING HEIGHT (7)
APPLICABLE ONLY IN THE WELLNESS WAY AREA PLAN					

FUTURE LAND USE CATEGORY	DENSITY (1)	F.A.R. (INTENSITY)	I.S.R	OPEN SPACE	BUILDING HEIGHT (2)(5)
Town Center	4 d.u./ 1 acre	0.30	NS	Min. 30%	NS
Wellness Way 1	1.85 d.u./ 1 acre	0.25	NS	Min. 30%	NS
Wellness Way 2	1.6 d.u./ 1 acre	0.20	NS	Min. 30%	NS
Wellness Way 3	1.35 d.u./ 1 acre	0.15	NS	Min. 30%	NS
Wellness Way 4	0 d.u./ 1 acre	N/A	NS	Min 30%	NS

1

2 ABBREVIATIONS: F.A.R =Floor Area Ratio I.S.R =Impervious Surface Ratio
 3 NS = Not Specified d.u. = Dwelling Unit Min. = Minimum
 4 ft. = Feet s.f. = Square Feet
 5 M.A.F.A.R.= Minimum Average Floor Area Ratio
 6 ***
 7

8 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030
 9 Comprehensive Plan, Future Land Use Policy I-3.3.12 entitled ‘Bella Collina
 10 Helipad/Open Space Future Land Use Category’ shall read as follows:
 11

12 **Policy I-3.3.12 Bella Collina Helipad/Open Space Future Land Use Category**
 13 This category shall exist and apply solely on the property described as:
 14

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

- 17 • Helicopter landing pad
- 18 • Open Space

19 The maximum impervious surface ratio within this category shall be 0.60. The minimum
 20 open space shall be 25%.
 21

22 **Section 3. Comprehensive Plan Future Land Use Map Amendment.** The 2030
 23 Comprehensive Plan Future Land Use Map is hereby amended to change the Future
 24 Land Use Category for the subject property described below from Bella Collina to Bella
 25 Collina Helipad/Open Space Future Land Use Category.
 26

27 BELLA COLLINA HELIPAD/OPEN SPACE PROPERTY DESCRIPITON:
 28 COMMENCE AT THE SOUTH QUARTER (1 / 4) CORNER OF SECTION 11,
 29 TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA; THENCE,
 30 ALONG THE SOUTH LINE OF SAID SECTION 11, RUN NORTH 88-deg. 24-min. 11-
 31 sec. EAST A DISTANCE OF 58.17 FEET TO THE EASTERLY RIGHT-OF-WAY OF
 32 TRIVOLI CIRCLE, AS RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19 OF
 33 THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND BEING ALSO THE POINT
 34 OIF BEGINNING; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN
 35 SOUTH 02-deg. 29-min. 53-sec. EAST A DISTANCE OF 124.74 FEET TO A NON-

1 TANGENT POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS
2 OF 60.00 FEET, A CENTRAL ANGLE OF 39-deg. 08-min. 18-sec., A CHORD
3 BEARING OF SOUTH 72-deg. 55-min. 44-sec. EAST AND CHORD DISTANCE OF
4 40.19 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 40.99
5 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 36-deg. 38-min. 25-
6 sec. EAST A DISTANCE OF 140.50 FEET TO A POINT OF CURVATURE OF A
7 CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE
8 OF 59-deg. 31-min. 17-sec., A CHORD BEARING OF NORTH 06-deg. 52-min. 46-
9 sec. EAST AND CHORD DISTANCE OF 39.71 FEET; THENCE, ALONG SAID ARC OF
10 CURVE RUN A DISTANCE OF 41.55 FEET TO THE POINT OF TERMINATION OF SAID
11 CURVE; THENCE RUN NORTH 22-deg. 52-min. 52-sec. WEST A DISTANCE OF
12 105.13 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A
13 RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 69-deg. 37-min. 01-sec., A CHORD
14 BEARING OF NORTH 57-deg. 41-min. 22-sec., WEST AND CHORD DISTANCE OF
15 22.83 FEET; THENCE, ALONG SAID ARC OF CURVE RUN A DISTANCE OF 24.30
16 FEET TO THE POINT OF TERMINATION OF SAID CURVE; THENCE RUN SOUTH 87-
17 deg. 30-min. 07-sec. WEST A DISTANCE OF 70.67 FEET TO A POINT OF
18 CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 7.00 FEET, A
19 CENTRAL ANGLE OF 90-deg. 00-min. 00-sec., A CHORD BEARING OF SOUTH 42-
20 deg. 30-min. 07-sec., WEST AND CHORD DISTANCE OF 9.90 FEET; THENCE, ALONG
21 SAID ARC OF CURVE RUN A DISTANCE OF 11.00 FEET TO THE POINT OF
22 TERMINATION OF SAID CURVE; THENCE RUN SOUTH 02-deg. 29-min. 53-sec. EAST
23 A DISTANCE OF 114.53 FEET TO THE POINT OF BEGINNING. Containing 0.60 +/-
24 acres.

25
26 ***

27 **Section 4. Advertisement.** This Ordinance was advertised pursuant to Sections
28 125.66 and 163.3184, Florida Statutes.

29
30 **Section 5. Severability.** If any section, sentence, clause, or phrase of this Ordinance
31 is held to be invalid or unconstitutional by any court of competent jurisdiction, then said
32 holding shall in no way affect the validity of the remaining portions of this Ordinance.
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