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November 19, 2018

Via Fed Ex and Electronic Mail

Florida Land and Water Adjudicatory Commission  
Attn: Molly A. Weller, Clerk  
Admission Commission Room  
1802, The Capitol Tallahassee  
Tallahassee, Florida 32399-001

RE: Bella Collina Community Development District (the "District") - Petition for Expansion

Dear Ms. Weller:

Enclosed for your review and receipt is a copy of the Petition for Expansion of the Bella Collina Community Development District (the "Petition"). The Petition has been submitted to the City of Montverde (the "City") and Lake County (the "County") with checks made out to the City and County in the amount of one thousand five hundred dollars (\$1,500.00) for the filing fee. The copy of the Petition is sent as required by Chapter 190, *Florida Statutes*. We have also attached the cover letters transmitted to the City and County for reference.

We will inform your office of the date upon which the District will hold the public hearing, as required by Chapter 190.046(1)d(4), *Florida Statutes*. Should you require additional information or have questions please contact our office. Thank you.

Regards,



Andrew C. d'Adesky, Esq.  
Counsel for the  
Bella Collina Community Development District

**Attachments**

Petition to Expand the Bella Collina Community Development District  
City and County Cover Letters

BEFORE THE  
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION

IN RE:           A RULE PURSUANT TO                     )  
                  SECTION 190.046(1), FLORIDA STATUTES,    )  
                  TO EXPAND THE BOUNDARIES OF                )  
                  THE BELLA COLLINA COMMUNITY             )  
                  DEVELOPMENT DISTRICT                    )

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**PETITION TO EXPAND THE BOUNDARIES  
OF THE BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT**

THE BOARD OF SUPERVISORS OF THE BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT (the "Petitioner"), a Florida community development district created pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, *Florida Statutes*, as amended (the "Act"), by and through its counsel, hereby petitions the Florida Land and Water Adjudicatory Commission, pursuant to the Act, to adopt a rule to effectively expand the existing external boundaries of the Bella Collina Community Development District (the "District"). In support thereof, the Petitioner submits the following:

1.       The District was created by Rule No. 4200-1.001 of the Florida Land and Water Adjudicatory Commission ("FLWAC"), effective on June 14, 2004, pursuant to the Act.

2.       The land currently constituting the District is located entirely within the boundaries of Lake County, Florida, and Exhibit "1" attached hereto depicts the general location and existing external boundaries of the District within Lake County, Florida. The District covers approximately 1,805 acres of land. The metes and bounds description of the current external boundaries of the District is set forth herein in Exhibit "2" (in a composite exhibit comprised of two separate legal descriptions). There is no real property within the external boundaries of the District that is excluded from the District.

3.       The District now desires to expand the external boundaries of the District in accordance with Section 190.046 of the Act.

4.       DCS Real Estate Investments, LLC, a Florida limited liability company (the "Developer"), is the sole developer and majority landholder within the District.

5.       The Developer is the fee simple owner of certain real property generally described/depicted in Exhibit "3" attached hereto consisting of approximately 5.11 acres (the "Expansion Property"), which property is situated adjacent to the existing District boundaries.

6. The Developer, as evidenced by the consent from Developer to Petitioner as set forth in Exhibit "4" attached hereto, has requested and consented to Petitioner expanding the boundaries of the District to include the Expansion Property.

7. A metes and bounds description of the proposed, expanded external boundaries of the District is set forth in Exhibit "5" attached hereto, and the amended District boundaries, as expanded, will encompass approximately 1,810.11 acres.

8. Based upon currently available data, the proposed timetable for the construction of the District improvements/services to be provided within the Expansion Property, as well as the estimated cost of constructing the proposed improvements/services, is shown on Exhibit "6" attached hereto. This is a good faith estimate but is not binding on the District and is subject to change.

9. The future public and private uses of land proposed for the District, inclusive of the Expansion Area, by the future land use element of Lake County's Comprehensive Land Use Plan are illustrated on Exhibit "7".

8. A Statement of Estimated Regulatory Costs ("SERC") was prepared, in accordance with the requirements of Section 120.541, *Florida Statutes*, and submitted to FLWAC in conjunction with the establishment of the District. A revised SERC, accounting for the proposed addition of the Expansion Property to the District, is attached hereto as Exhibit "8".

9. The Petitioner's mailing address is 135 W. Central Blvd., Suite 320, Orlando, Florida 32801. Copies of all correspondence and official notices should be sent to Petitioner's Counsel: Jan Albanese Carpenter, Esq., Latham, Shuker, Eden & Beaudine, LLP, 111 North Magnolia Avenue, Suite 1400, Orlando, Florida 32801.

10. In accordance with Section 190.046 of the Act, FLWAC may consider any applicable factors found in Section 190.005(1)(e) of the Act when making a determination to grant or deny this Petition. Therefore, the Petitioner hereby states that (i) all statements contained in this Petition are true and correct; and (ii) the expansion of the District's boundaries is not inconsistent with any applicable element or portions of the effective Lake County Comprehensive Land Use Plan, as amended, or any applicable elements of the State of Florida's comprehensive plan.

**WHEREFORE**, Petitioner respectfully requests Florida Land and Water Adjudicatory Commission to:

1. Adopt a rule (i) granting this Petition to expand the external boundaries of the Bella Collina Community Development District as set forth herein; and (ii) amend Rule No. 4200-1.001 of the Florida Land and Water Adjudicatory Commission so that the external boundaries of the District, as expanded, shall be as described and depicted in Exhibit "5" attached hereto.

**SIGNATURE PAGE TO  
PETITION TO EXPAND THE BOUNDARIES OF THE  
BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT**

Respectfully submitted this 25<sup>th</sup> day of September, 2018.

**ATTORNEYS FOR  
PETITIONER:**

**LATHAM, SHUKER, EDEN & BEAUDINE, LLP.**

By: \_\_\_\_\_

Jan Albanese Carpenter, Esquire  
Florida Bar No. 767158  
Andrew Clifford d'Adesky, Esquire  
Florida Bar No. 0117586  
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**PETITIONER:**

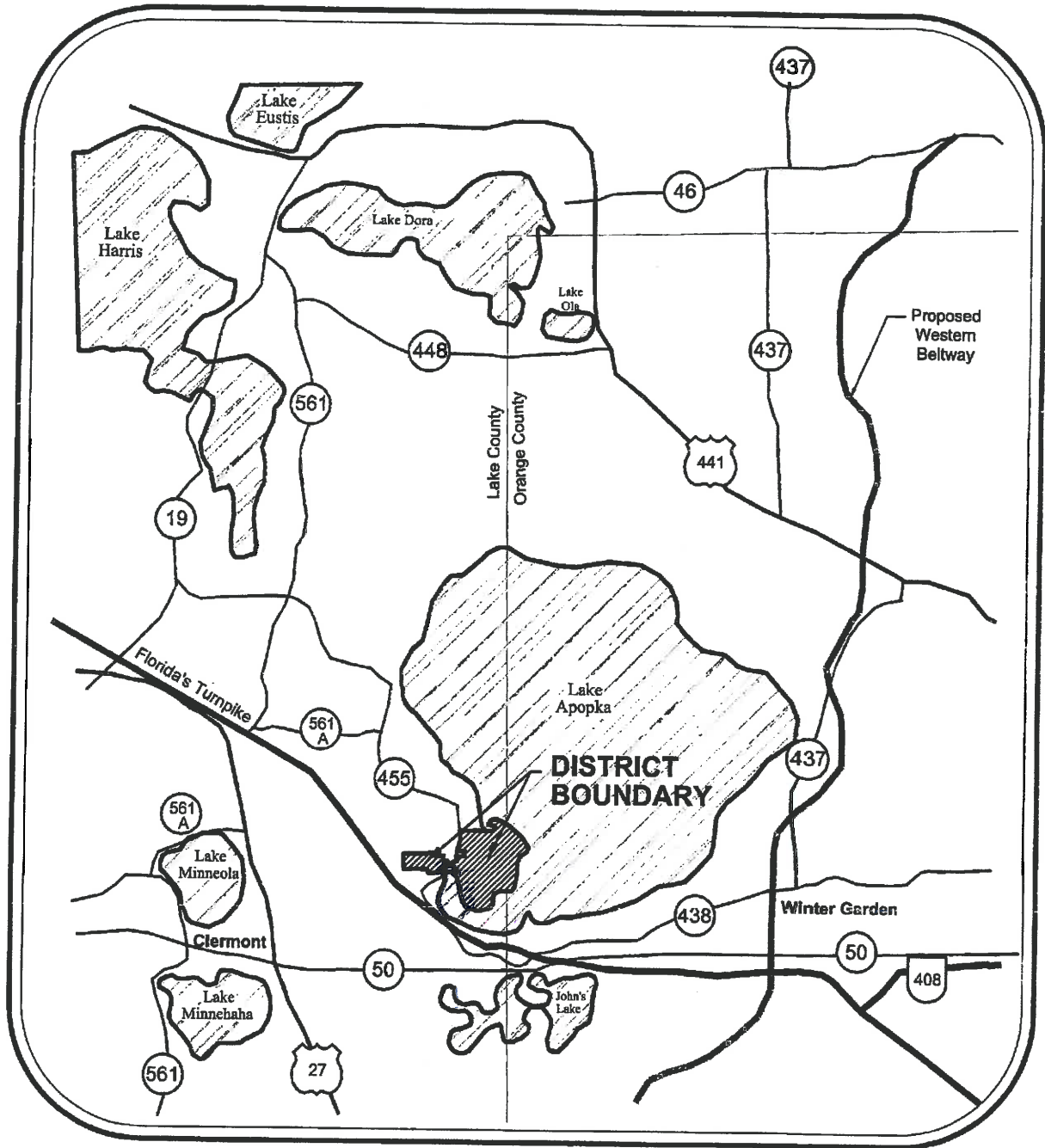
**BELLA COLLINA COMMUNITY  
DEVELOPMENT DISTRICT,  
a Florida community development district**

By: \_\_\_\_\_

Randall Greene  
Chairman of the Board of Supervisors

**EXHIBIT "1"**

**GENERAL LOCATION OF THE BELLA COLLINA COMMUNITY  
DEVELOPMENT DISTRICT**



LOCATION MAP  
N.T.S.



**EXHIBIT "2"**

**METES AND BOUNDS LEGAL DESCRIPTION OF THE CURRENT EXISTING  
BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT**

**EXHIBIT 2**  
**BELLA COLLINA CDD**  
**LEGAL DESCRIPTION OF EXISTING BOUNDARY**

BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT – 2017 EXPANDED BOUNDARY DESCRIPTION

**OVERALL DESCRIPTION:**

THOSE PORTIONS OF SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455 AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN N 41°15'24" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 1543.26 FEET; THENCE RUN N 41°46'07" E, 231.35 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N 89°51'49" E ALONG SAID NORTH LINE, 903.20 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N 01°20'39" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, 656.30 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE RUN S 89°56'32" W ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, 519.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455; THENCE RUN N 13°40'04" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 187.08 FEET; THENCE RUN N 12°44'49" E, 891.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED TAVARES AND GULF RAILROAD BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°57'22". A RADIUS OF 979.00 FEET, AN ARC LENGTH OF 50.51 FEET, A CHORD BEARING OF N 58°16'28" E AND A CHORD DISTANCE OF 50.51 FEET; THENCE RUN N 56°47'47" E, 100.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°18'00", A RADIUS OF 918.50 FEET, AN ARC LENGTH OF 325.43 FEET, A CHORD BEARING OF N 66°56'47" E AND A CHORD DISTANCE OF 323.73 FEET; THENCE RUN N 77°05'47" E, 249.70 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE RUN N 89°34'25" E ALONG SAID NORTH LINE, 963.82 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN N 00°50'16" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, 1246.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF DISTRICT ROAD NO. 3-1865, ALSO KNOWN AS RIDGEWOOD AVENUE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD AVENUE; S 89°38'56" E, 1340.99 FEET; N 01°14'28" E, 5.55 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°45'09", A RADIUS OF 314.34 FEET, AN ARC LENGTH OF 124.83 FEET, A CHORD BEARING OF N77°38'40"E AND A CHORD DISTANCE OF 124.01 FEET; N 23°43'54" W, 10.00 FEET; N 66°16'06" E, 42.77 FEET; N 67°05'43" E, 1.31 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°18'05", A RADIUS OF 1204.47 FEET, AN ARC LENGTH OF 69.40 FEET, A CHORD BEARING OF N68°44'46"E AND A CHORD DISTANCE OF 69.40 FEET; N 70°23'49" E, 6.53 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 10°10'38", A RADIUS OF 271.31 FEET, AN ARC LENGTH OF 48.19 FEET, A CHORD BEARING OF N75°29'08"E AND A CHORD DISTANCE OF 48.13 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHEAST; THENCE



RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'44", A RADIUS OF 217.59 FEET, AN ARC LENGTH OF 47.71 FEET. A CHORD BEARING OF N 86°51'19" E AND A CHORD DISTANCE OF 47.61 FEET; N 03°08'11" E, 5.00 FEET; S 86°51'49" E, 48.00 FEET; S 86°56'51" E, 1.58 FEET; N 01°29'23" E, 5.01 FEET; S 87°04'56" E, 535.48 FEET; S 76°46'51" E, 50.05 FEET; S 65°10'08" E, 56.55 FEET; S 57°59'33" E, 50.83 FEET; S 55°08'02" E, 37.17 FEET TO THE END OF MAINTAINED DISTRICT ROAD NO. 3-1865, ALSO BEING THE SOUTHEAST CORNER OF MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, N 05°51'46" E, 254.96 FEET; N 32°48'36" E, 126.37 FEET; N 43°29'37" E, 572.75 FEET; N 02°54'58" E, 678.09 FEET TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID NORMAL HIGH WATER LINE SOUTHERLY, THENCE WESTERLY, THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, BEING S 44°28'34" W, 8403.55 FEET FROM AFORESAID POINT "A"; THENCE RUN S 89°27'21" W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, 519.41 FEET TO THE POINT OF BEGINNING.

PINE ISLAND II

THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST; LESS THAT PORTION OF TRACT 60-B OF LAKE HIGHLANDS PLAT, OF SAID SECTION 10, RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF BLACK STILL ROAD;

AND

THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, LYING SOUTH OF THE CENTER LINE OF ABANDONED RAILROAD, AND WEST OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA;

AND

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF C-455;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA; THENCE RUN NORTH 88°48'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR A DISTANCE OF 1317.66 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°32'42" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 520.39 FEET; THENCE DEPARTING THE EAST LINE OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 RUN SOUTH 45°57'07" EAST FOR A DISTANCE OF 200.92 FEET TO THE SOUTH LINE OF THE NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 88°50'31" EAST ALONG THE SOUTH LINE OF THE SAID NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION

14 FOR A DISTANCE OF 846.26 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°27'59" WEST FOR A DISTANCE OF 14.28 FEET; THENCE RUN NORTH 88°58'07" EAST FOR A DISTANCE OF 329.41 FEET; THENCE RUN NORTH 88°52'05" EAST FOR A DISTANCE OF 507.61 FEET TO THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455; THENCE RUN NORTH 39°56'49" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 2203.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WEST HAVING A RADIUS OF 488.82 FEET; THENCE RUN NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°33'35" AND AN ARC LENGTH OF 243.66 FEET HAVING A CHORD BEARING OF NORTH 25°40'02" EAST AND A CHORD DISTANCE OF 241.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTH 11°23'14" EAST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 66.35 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 RUN SOUTH 89°56'07" WEST FOR A DISTANCE OF 725.59 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 00°16'40" WEST ALONG THE SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 FOR A DISTANCE OF 978.21 FEET TO THE CENTERLINE OF THE ABANDONED RAIL ROAD; THENCE RUN SOUTH 87°20'28" WEST ALONG THE CENTERLINE OF THE ABANDONED RAIL ROAD FOR A DISTANCE OF 892.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 1920.00 FEET; THENCE RUN WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'42" AND AN ARC LENGTH OF 441.05 FEET HAVING A CHORD BEARING OF SOUTH 80°45'37" WEST AND A CHORD DISTANCE OF 440.08 FEET TO A POINT ON THE CURVE AND SAID CENTERLINE OF THE ABANDONED RAIL ROAD AND INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE DEPARTING THE CENTERLINE OF THE ABANDONED RAIL ROAD RUN NORTH 00°34'01" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 461.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE RUN SOUTH 88°43'38" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 2637.92 TO THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE RUN SOUTH 89°11'40" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A DISTANCE OF 2643.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°43'19" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 2325.68 FEET TO THE NORTH LINE OF TRACT 60-B LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 51 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°30'27" EAST ALONG THE SAID NORTH LINE OF SAID TRACT 60-B FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE WEST HAVING A RADIUS OF 525.56 FEET; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°26'35" AND AN ARC LENGTH OF 343.46 FEET HAVING A CHORD BEARING OF SOUTH 09°31'20" WEST AND CHORD LENGTH OF 337.38 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN NORTH 89°30'14" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 2638.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 428.5555 ACRES MORE OR LESS TOGETHER WITH:

ALL RIGHTS, TITLE AND INTERESTS TO THAT CERTAIN PROPERTY DESCRIBED IN THOSE BOUNDARY LINE AGREEMENTS AS FOLLOWS,  
BOUNDARY LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND ROY MIZEN AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 575, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND ROY MIZEN  
AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS BOOK 103,  
PAGE 22, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**EXHIBIT "3"**

**METES AND BOUNDS DESCRIPTION OF THE PROPOSED EXPANSION  
PROPERTY**

**EXHIBIT 3  
BELLA COLLINA CDD**

**DESCRIPTION OF EXPANSION PROPERTY**

THAT PORTION OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 455, LESS THE SOUTH 406.30 FEET THEREOF.

AND

THAT PART OF THE NORTH 135.44 FEET OF THE SOUTH 406.30 FEET OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF STATE ROAD 455.

**EXHIBIT "4"**

**WRITTEN CONSENT OF DCS REAL ESTATE INVESTMENTS, LLC TO THE  
EXPANSION OF THE DISTRICT BOUNDARY TO INCLUDE THE EXPANSION  
PROPERTY**

**CONSENT AND JOINDER TO  
PETITION TO EXPAND THE BOUNDARIES OF  
THE BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, DCS REAL ESTATE INVESTMENTS, LLC., is the owner of certain lands located in Lake County, Florida, and more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The above-described land is hereinafter referred to as the "Property".

The undersigned understands and acknowledges that the Property is currently located entirely within the external boundaries of, and is subject to, the Bella Collina Community Development District (the "District").

The undersigned understands and acknowledges that the District, as Petitioner under that certain Petition to Expand the Boundaries of the Bella Collina Community Development District, intends to submit an application to expand the external boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned is the only owner of all of the lands which are to be included in the District as a result of the expansion of the District boundaries, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.046, Florida Statutes, the Petitioner is required to include the written consent to the expansion of the District of one hundred percent (100%) of the owners of the lands to be included in the District.

The undersigned hereby consents to the proposed expanded boundaries of the District as described and depicted in Exhibit "B" attached hereto, and to the exclusion of a portion of its Property from the Bella Collina Community Development District, and agrees to further execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned's heirs, personal representatives, administrators, successors-in-title and assigns and shall remain in full force and effect one (1) year from the date hereof.

Finally, the execution of this Consent and Joinder has been duly authorized by the appropriate body or official of DCS Real Estate Investments, LLC., and the individual executing this Consent and Joinder on behalf of DCS Real Estate Investments, LLC. is an authorized representative having the full power and authority to execute this document.

*[Signature on following page.]*

SIGNATURE PAGE FOR CONSENT AND JOINDER  
TO PETITION TO EXPAND THE BOUNDARIES OF THE  
BELLA COLLINA COMMUNITY DEVELOPMENT DISTRICT

Executed this 9<sup>th</sup> day of August, 2018.

DCS REAL ESTATE INVESTMENTS, LLC.,  
a Florida limited liability company

By: [Signature]

Name: RAUDEL F. GUSSENE

Title: AS AGENT

STATE OF Florida

COUNTY OF Lake

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 2018 by Rauhel F. Gusene, as Chairman Agent of DCS Real Estate Investments, LLC., a Florida limited liability company, on behalf of said corporation. Said person is \_\_\_\_\_ personally known to me or \_\_\_\_\_ has produced a valid driver's license as identification.

(SEAL)



George S. Flint  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG127591  
Expires 10/16/2021

[Signature]  
Notary Public; State of Florida  
Print Name: George S. Flint  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_



EXHIBIT "A" TO CONSENT AND JOINDER

LEGAL DESCRIPTION OF PROPERTY

## BELLA COLLINA CDD

### DESCRIPTION OF EXISTING CDD BOUNDARY

#### OVERALL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 1, 11, 12, 13, 14 AND 24. TOWNSHIP 22 SOUTH, RANGE 26 EAST AND SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455 AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN N 41°15'24" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 1543.26 FEET; THENCE RUN N 41°46'07" E, 231.35 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N 89°51'49" E ALONG SAID NORTH LINE. 903.20 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N 01°20'39" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, 656.30 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE RUN S 89°56'32" W ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, 519.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455; THENCE RUN N 13°40'04" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 187.08 FEET; THENCE RUN N 12°44'49" E, 891.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED TAVARES AND GULF RAILROAD BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°57'22". A RADIUS OF 979.00 FEET, AN ARC LENGTH OF 50.51 FEET, A CHORD BEARING OF N 58°16'28" E AND A CHORD DISTANCE OF 50.51 FEET; THENCE RUN N 56°47'47" E, 100.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°18'00", A RADIUS OF 918.50 FEET, AN ARC LENGTH OF 325.43 FEET, A CHORD BEARING OF N 66°56'47" E AND A CHORD DISTANCE OF 323.73 FEET; THENCE RUN N 77°05'47" E, 249.70 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE RUN N 89°34'25" E ALONG SAID NORTH LINE. 963.82 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN N 00°50'16" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, 1246.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF DISTRICT ROAD NO. 3-1865, ALSO KNOWN AS RIDGEWOOD AVENUE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD AVENUE; S 89°38'56" E, 1340.99 FEET; N 01°14'28" E, 5.55 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°45'09", A RADIUS OF 314.34 FEET, AN ARC LENGTH OF 124.83 FEET, A CHORD BEARING OF N77°38'40"E AND A CHORD DISTANCE OF 124.01 FEET; N 23°43'54" W, 10.00 FEET; N 66°16'06" E, 42.77 FEET; N 67°05'43" E, 1.31 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°18'05", A RADIUS OF 1204.47 FEET, AN ARC LENGTH OF 69.40 FEET, A CHORD BEARING OF N68°44'46"E AND A CHORD DISTANCE OF 69.40 FEET; N 70°23'49" E, 6.53 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG

SAID CURVE HAVING A CENTRAL ANGLE OF 10°10'38", A RADIUS OF 271.31 FEET, AN ARC LENGTH OF 48.19 FEET, A CHORD BEARING OF N75°29'08"E AND A CHORD DISTANCE OF 48.13 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'44", A RADIUS OF 217.59 FEET, AN ARC LENGTH OF 47.71 FEET. A CHORD BEARING OF N 86°51'19" E AND A CHORD DISTANCE OF 47.61 FEET; N 03°08'11" E, 5.00 FEET; S 86°51'49" E, 48.00 FEET; S 86°56'51" E, 1.58 FEET; N 01°29'23" E, 5.01 FEET; S 87°04'56" E, 535.48 FEET; S 76°46'51" E, 50.05 FEET; S 65°10'08" E, 56.55 FEET; S 57°59'33" E, 50.83 FEET; S 55°08'02" E, 37.17 FEET TO THE END OF MAINTAINED DISTRICT ROAD NO. 3-1865, ALSO BEING THE SOUTHEAST CORNER OF MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26. PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, N 05°51'46" E, 254.96 FEET; N 32°48'36" E, 126.37 FEET; N 43°29'37" E, 572.75 FEET; N 02°54'58" E. 678.09 FEET TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID NORMAL HIGH WATER LINE SOUTHERLY, THENCE WESTERLY, THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, BEING S 44°28'34" W, 8403.55 FEET FROM AFORESAID POINT "A"; THENCE RUN S 89°27'21" W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, 519.41 FEET TO THE POINT OF BEGINNING.

PINE ISLAND II

THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST; LESS THAT PORTION OF TRACT 60-B OF LAKE HIGHLANDS PLAT, OF SAID SECTION 10, RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF BLACK STILL ROAD;

AND

THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, LYING SOUTH OF THE CENTER LINE OF ABANDONED RAILROAD, AND WEST OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA;

AND

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF C-455;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA; THENCE RUN NORTH 88°48'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR A DISTANCE OF 1317.66 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°32'42" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 520.39 FEET; THENCE DEPARTING THE EAST LINE OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 RUN SOUTH 45°57'07" EAST FOR A

DISTANCE OF 200.92 FEET TO THE SOUTH LINE OF THE NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 88°50'31" EAST ALONG THE SOUTH LINE OF THE SAID NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 846.26 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°27'59" WEST FOR A DISTANCE OF 14.28 FEET; THENCE RUN NORTH 88°58'07" EAST FOR A DISTANCE OF 329.41 FEET; THENCE RUN NORTH 88°52'05" EAST FOR A DISTANCE OF 507.61 FEET TO THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455; THENCE RUN NORTH 39°56'49" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 2203.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WEST HAVING A RADIUS OF 488.82 FEET; THENCE RUN NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°33'35" AND AN ARC LENGTH OF 243.66 FEET HAVING A CHORD BEARING OF NORTH 25°40'02" EAST AND A CHORD DISTANCE OF 241.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTH 11°23'14" EAST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 66.35 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 RUN SOUTH 89°56'07" WEST FOR A DISTANCE OF 725.59 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 00°16'40" WEST ALONG THE SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 FOR A DISTANCE OF 978.21 FEET TO THE CENTERLINE OF THE ABANDONED RAIL ROAD; THENCE RUN SOUTH 87°20'28" WEST ALONG THE CENTERLINE OF THE ABANDONED RAIL ROAD FOR A DISTANCE OF 892.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 1920.00 FEET; THENCE RUN WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'42" AND AN ARC LENGTH OF 441.05 FEET HAVING A CHORD BEARING OF SOUTH 80°45'37" WEST AND A CHORD DISTANCE OF 440.08 FEET TO A POINT ON THE CURVE AND SAID CENTERLINE OF THE ABANDONED RAIL ROAD AND INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE DEPARTING THE CENTERLINE OF THE ABANDONED RAIL ROAD RUN NORTH 00°34'01" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 461.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE RUN SOUTH 88°43'38" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 2637.92 TO THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE RUN SOUTH 89°11'40" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A DISTANCE OF 2643.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°43'19" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR DISTANCE OF 2325.68 FEET TO THE NORTH LINE OF TRACT 60-B LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 51 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°30'27" EAST ALONG THE SAID NORTH LINE OF SAID TRACT 60-B FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE WEST HAVING A RADIUS OF 525.56 FEET; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°26'35" AND AN ARC LENGTH OF 343.46 FEET HAVING A CHORD BEARING OF SOUTH 09°31'20" WEST AND CHORD LENGTH OF 337.38 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN NORTH 89°30'14" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 2638.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 428.5555 ACRES MORE OR LESS TOGETHER WITH:

ALL RIGHTS, TITLE AND INTERESTS TO THAT CERTAIN PROPERTY DESCRIBED IN THOSE

BOUNDARY LINE AGREEMENTS AS FOLLOWS,  
BOUNDARY LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND  
ROY MIZEN AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS  
BOOK 97, PAGE 575, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.  
LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND ROY MIZEN  
AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS BOOK 103,  
PAGE 22, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

EXHIBIT "B" TO CONSENT AND JOINDER  
PROPOSED EXPANDED BOUNDARIES OF DISTRICT

**BELLA COLLINA CDD**  
**DESCRIPTION OF EXPANSION PROPERTY**

THAT PORTION OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EACH OF STATE ROAD NO. 455, LESS THE SOUTH 406.30 FEET THEREOF.

AND

THAT PART OF THE NORTH 135.44 FEET OF THE SOUTH 406.30 FEET OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD 455.

**EXHIBIT "5"**

**METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPOSED, EXPANDED  
EXTERNAL BOUNDARIES OF THE DISTRICT**



EXHIBIT 5  
BELLA COLLINA CDD

DESCRIPTION OF EXISTING CDD BOUNDARY  
TOGETHER WITH EXPANSION PROPERTY

OVERALL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 1, 11, 12, 13, 14 AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST AND SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455 AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN N 41°15'24" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 1543.26 FEET; THENCE RUN N 41°46'07" E, 231.35 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N 89°51'49" E ALONG SAID NORTH LINE, 903.20 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N 01°20'39" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, 656.30 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE RUN S 89°56'32" W ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, 519.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455; THENCE RUN N 13°40'04" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 187.08 FEET; THENCE RUN N 12°44'49" E, 891.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED TAVARES AND GULF RAILROAD BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°57'22". A RADIUS OF 979.00 FEET, AN ARC LENGTH OF 50.51 FEET, A CHORD BEARING OF N 58°16'28" E AND A CHORD DISTANCE OF 50.51 FEET; THENCE RUN N 56°47'47" E, 100.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°18'00", A RADIUS OF 918.50 FEET, AN ARC LENGTH OF 325.43 FEET, A CHORD BEARING OF N 66°56'47" E AND A CHORD DISTANCE OF 323.73 FEET; THENCE RUN N 77°05'47" E, 249.70 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE RUN N 89°34'25" E ALONG SAID NORTH LINE, 963.82 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN N 00°50'16" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, 1246.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF DISTRICT ROAD NO. 3-1865, ALSO KNOWN AS RIDGEWOOD AVENUE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD AVENUE; S 89°38'56" E, 1340.99 FEET; N 01°14'28" E, 5.55 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°45'09", A RADIUS OF 314.34 FEET, AN ARC LENGTH OF 124.83 FEET, A CHORD BEARING OF N77°38'40"E AND A CHORD DISTANCE OF 124.01 FEET; N 23°43'54" W, 10.00 FEET; N 66°16'06" E, 42.77 FEET; N 67°05'43" E, 1.31 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°18'05", A RADIUS OF 1204.47 FEET, AN ARC LENGTH OF 69.40 FEET, A CHORD BEARING OF N68°44'46"E AND A CHORD DISTANCE OF 69.40 FEET; N 70°23'49" E, 6.53 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG

SAID CURVE HAVING A CENTRAL ANGLE OF 10°10'38", A RADIUS OF 271.31 FEET, AN ARC LENGTH OF 48.19 FEET, A CHORD BEARING OF N75°29'08"E AND A CHORD DISTANCE OF 48.13 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'44", A RADIUS OF 217.59 FEET, AN ARC LENGTH OF 47.71 FEET. A CHORD BEARING OF N 86°51'19" E AND A CHORD DISTANCE OF 47.61 FEET; N 03°08'11" E, 5.00 FEET; S 86°51'49" E, 48.00 FEET; S 86°56'51" E, 1.58 FEET; N 01°29'23" E, 5.01 FEET; S 87°04'56" E, 535.48 FEET; S 76°46'51" E, 50.05 FEET; S 65°10'08" E, 56.55 FEET; S 57°59'33" E, 50.83 FEET; S 55°08'02" E, 37.17 FEET TO THE END OF MAINTAINED DISTRICT ROAD NO. 3-1865, ALSO BEING THE SOUTHEAST CORNER OF MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, N 05°51'46" E, 254.96 FEET; N 32°48'36" E, 126.37 FEET; N 43°29'37" E, 572.75 FEET; N 02°54'58" E, 678.09 FEET TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID NORMAL HIGH WATER LINE SOUTHERLY, THENCE WESTERLY, THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, BEING S 44°28'34" W, 8403.55 FEET FROM AFORESAID POINT "A"; THENCE RUN S 89°27'21" W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, 519.41 FEET TO THE POINT OF BEGINNING.

PINE ISLAND II

THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST; LESS THAT PORTION OF TRACT 60-B OF LAKE HIGHLANDS PLAT, OF SAID SECTION 10, RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF BLACK STILL ROAD;

AND

THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, LYING SOUTH OF THE CENTER LINE OF ABANDONED RAILROAD, AND WEST OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA;

AND

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF C-455;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA; THENCE RUN NORTH 88°48'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR A DISTANCE OF 1317.66 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°32'42" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 520.39 FEET; THENCE DEPARTING THE EAST LINE OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 RUN SOUTH 45°57'07" EAST FOR A

DISTANCE OF 200.92 FEET TO THE SOUTH LINE OF THE NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 88°50'31" EAST ALONG THE SOUTH LINE OF THE SAID NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 846.26 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°27'59" WEST FOR A DISTANCE OF 14.28 FEET; THENCE RUN NORTH 88°58'07" EAST FOR A DISTANCE OF 329.41 FEET; THENCE RUN NORTH 88°52'05" EAST FOR A DISTANCE OF 507.61 FEET TO THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455; THENCE RUN NORTH 39°56'49" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 2203.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WEST HAVING A RADIUS OF 488.82 FBET; THENCE RUN NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°33'35" AND AN ARC LENGTH OF 243.66 FEET HAVING A CHORD BEARING OF NORTH 25°40'02" EAST AND A CHORD DISTANCE OF 241.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTH 11°23'14" EAST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 66.35 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 RUN SOUTH 89°56'07" WEST FOR A DISTANCE OF 725.59 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 00°16'40" WEST ALONG THE SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 FOR A DISTANCE OF 978.21 FEET TO THE CENTERLINE OF THE ABANDONED RAIL ROAD; THENCE RUN SOUTH 87°20'28" WEST ALONG THE CENTERLINE OF THE ABANDONED RAIL ROAD FOR A DISTANCE OF 892.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 1920.00 FEET; THENCE RUN WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'42" AND AN ARC LENGTH OF 441.05 FEET HAVING A CHORD BEARING OF SOUTH 80°45'37" WEST AND A CORD DISTANCE OF 440.08 FEET TO A POINT ON THE CURVE AND SAID CENTERLINE OF THE ABANDONED RAIL ROAD AND INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE DEPARTING THE CENTERLINE OF THE ABANDONED RAIL ROAD RUN NORTH 00°34'01" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 461.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE RUN SOUTH 88°43'38" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 2637.92 TO THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE RUN SOUTH 89°11'40" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST FOR A DISTANCE OF 2643.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°43'19" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR DISTANCE OF 2325.68 FEET TO THE NORTH LINE OF TRACT 60-B LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 51 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°30'27" EAST ALONG THE SAID NORTH LINE OF SAID TRACT 60-B FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE WEST HAVING A RADIUS OF 525.56 FBET; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°26'35" AND AN ARC LENGTH OF 343.46 FEET HAVING A CHORD BEARING OF SOUTH 09°31'20" WEST AND CHORD LENGTH OF 337.38 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN NORTH 89°30'14" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 2638.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 428.5555 ACRES MORE OR LESS TOGETHER WITH:

ALL RIGHTS, TITLE AND INTERESTS TO THAT CERTAIN PROPERTY DESCRIBED IN THOSE

BOUNDARY LINE AGREEMENTS AS FOLLOWS,  
BOUNDARY LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND ROY MIZEN AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 575, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.  
LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND ROY MIZEN AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 22, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE NORTH  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD NO. 455, LESS THE SOUTH 406.30 FEET THEREOF.

AND

THAT PART OF THE NORTH 135.44 FEET OF THE SOUTH 406.30 FEET OF THE NORTH  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA LYING EAST OF STATE ROAD 455.

**EXHIBIT "6"**

**PROPOSED CONSTRUCTION TIMETABLE AND ESTIMATED COSTS**

**Construction Timeline**

**Commence Construction:** First Quarter of 2018

**Substantial Completion:** Third Quarter of 2018

**Final Completion:** Third Quarter of 2018

[ESTIMATED COSTS ATTACHED TO FOLLOWING PAGE]

**Siena Towers/Bella Collina Condo Hotel**  
**Engineer's Opinion of Probable Cost - Infrastructure Dedicated to Bella Collina CDD**

For: Bella Collina CDD



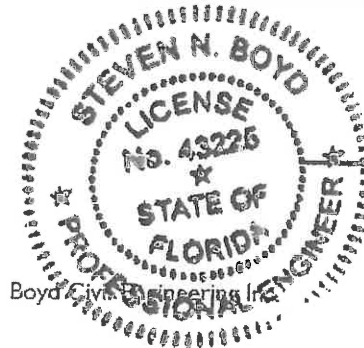
DATE: 2/27/2018

Item No.	Description	Quantity	Unit	Unit Price	Extended Price
<b>A</b>	<b>Sanitary Sewer System</b>				
A2	Lift Station w/ Generator	1	LS	\$ 210,000.00	\$ 210,000.00
A3	4" PVC Forcemain	2,271	LF	\$ 8.50	\$ 19,303.50
A4	Force Main Fittings	1	LS	\$ 1,500.00	\$ 1,500.00
A5	Acceptance Testing	1	LS	\$ 5,000.00	\$ 5,000.00
<b>Sub Total</b>					<b>\$ 235,803.50</b>

<b>B</b>	<b>Potable Water System</b>				
B1	Water Main - 8" PVC C-900	480	LF	\$ 18.00	\$ 8,631.00
B1	Fire Line - 6" PVC C-900	90	LF	\$ 15.30	\$ 1,377.00
B4	Fire Hydrant Assembly	3	EA	\$ 3,873.16	\$ 11,619.48
B5	2" Water Service to Lift Station	1	EA	\$ 846.00	\$ 846.00
B6	Potable System Connect to Existing	2	EA	\$ 917.00	\$ 1,834.00
B7	Temporary Jumper Assembly	1	EA	\$ 1,300.00	\$ 1,300.00
B9	Potable Fittings	1	LS	\$ 5,000.00	\$ 5,000.00
B10	Acceptance Testing	1	LS	\$ 5,000.00	\$ 5,000.00
<b>Sub Total</b>					<b>\$ 35,607.48</b>

<b>C</b>	<b>Pond Water System</b>				
C1	Reuse Main - 16" PVC	285	LF	\$ 23.00	\$ 6,555.00
C1	Reuse Main - 6" PVC	45	LF	\$ 15.30	\$ 686.50
C5	Reuse Main Connect to Existing	2	EA	\$ 1,690.00	\$ 3,380.00
C6	Reuse Fittings	1	LS	\$ 2,500.00	\$ 2,500.00
C8	Acceptance Testing	1	LS	\$ 5,000.00	\$ 5,000.00
<b>Sub Total</b>					<b>\$ 18,123.50</b>

<b>TOTAL (Summation of Items A through C)</b>	<b>\$ 289,534</b>
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*(Signature)*  
 Engineer Of Record  
 Steven N. Boyd, P.E.  
 FL P.E. # 43225

**EXHIBIT "7"**

**FUTURE OF PUBLIC AND PRIVATE USES IN THE DISTRICT, INCLUSIVE OF  
THE EXPANSION PROPERTY, AS DESIGNATED BY FUTURE LAND USE MAP OF  
LAKE COUNTY'S COMPREHENSIVE PLAN**

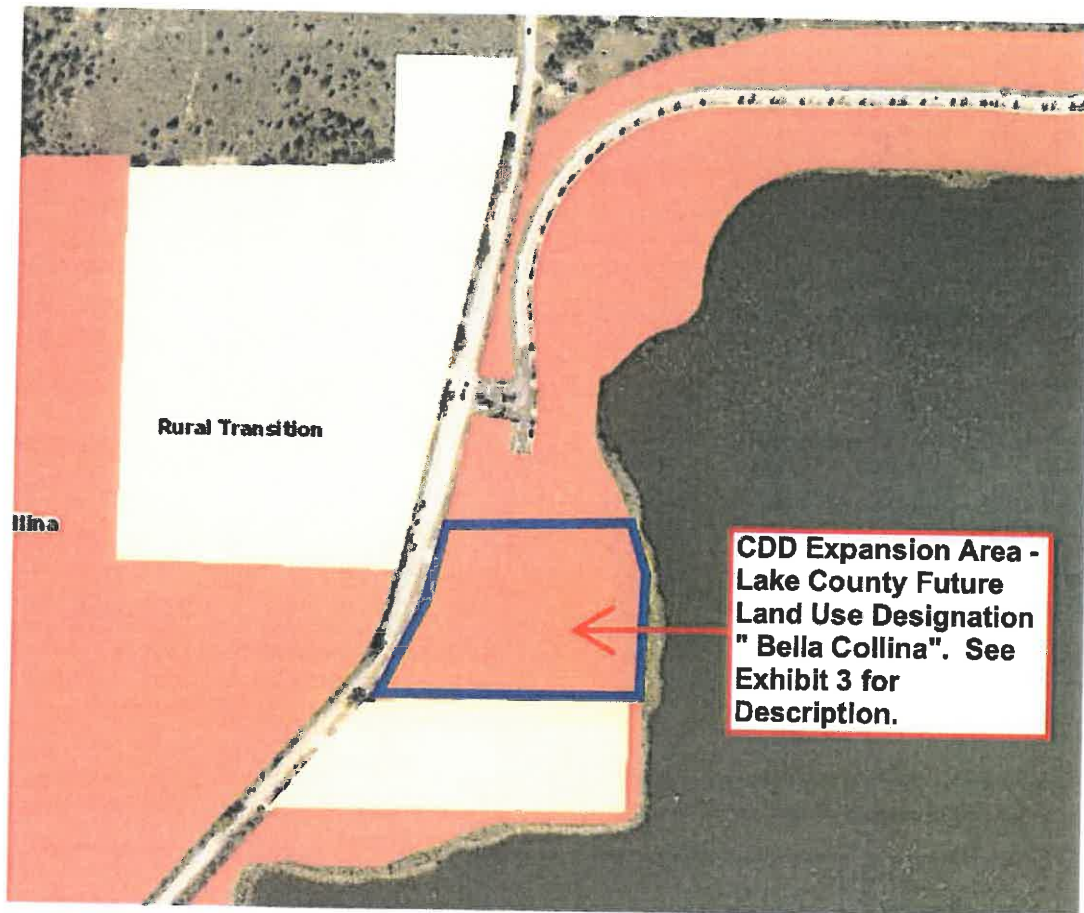
**Bella Collina PUD  
Land Use Table**

<b>Land Use</b>	<b>Approximate Area (acres)</b>	<b>ISR</b>	<b>Maximum Height (ft)</b>
Residential	779.59	0.70	50
Lodge	5.11	0.75	75
Clubhouse & Amenities	7.07	0.70	55
Neighborhood Commercial	2.49	0.75	35
Golf Course , Recreation and Stormwater Management	257.12	0.30	30
Upland Open Space	205.22	NA	NA
Pine Lake	294.45	NA	NA
Wetland and Buffer Conservation Areas	289.14	NA	NA
Utility Tracts	10.56	NA	NA
Right of Way <i>(Existing Platted CDD ROW East of CR 455)</i>	64.61	NA	NA
<b>Total</b>	<b>1915.36</b>		



# BELLA COLLINA CDD

## PETITION TO EXPAND



### FUTURE LAND USE MAP OF EXPANSION AREA

The expansion area has a Lake County Future Land Use designation of "Bella Collina" which is consistent with the Land Use Designation of the areas within the existing CDD. The proposed use within the expansion area is consistent with the Lake County Comprehensive Plan and the Bella Collina PUD Zoning Ordinance

EXHIBIT "8"

STATEMENT OF ESTIMATED REGULATORY COSTS

# **STATEMENT OF ESTIMATED REGULATORY COSTS**

## **For the Petition to Amend the Boundaries of the Bella Collina CDD**

### **1.0 Introduction**

#### **1.1 Purpose and Scope**

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to amend the boundaries of the **Bella Collina Community Development District** (the “District”). The District is an independent special unit of government established pursuant to Chapter 190, Florida Statutes as amended from time to time (the “Act”), by Rule 4200-1.001 of the Florida Land and Water Adjudicatory Commission, effective on June 14, 2004. The District is comprised of approximately 1,805 acres and located within Lake County, Florida (the “County”). The project is currently planned for approximately 801 residential units. The District desires to amend the boundaries by adding approximately 5 acres (the “Expansion Area”). The Expansion Area is planned to include 100 unit hotel. Upon expansion, the District will include 1,810 acres and 801 planned residential units and 100 unit hotel. The SERC provides the information required by Section 190.005 and Section 120.541, Florida Statutes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

#### **1.2 Overview of the Bella Collina Community Development District**

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the lands within the Bella Collina development. The District, as amended, will encompass approximately 1,810 acres.

The Development plan for the lands within the District, as amended, includes approximately 801 residential units and 100 unit hotel. All units are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the county in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the

District. The scope of this SERC is limited to evaluating the economic consequences of approving the petition to amend the boundaries of the District.

### 1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency<sup>1</sup>, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (Lake County is not defined as a small county for purposes of this requirement).
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Sec. 120.541, Florida Statute, and a statement

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<sup>1</sup> For the purposes of this SERC, the term "agency" means Florida Land and Water Adjudicatory Commission and the term "rule" means the rule(s) which will enact in connection with the boundary amendment of the District.

adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

A description and analysis of the requirements are set forth below.

**2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.**

It is unlikely the expansion of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the District, as amended, encompasses a community designed for approximately 801 residential units and 100 unit hotel. These units and their owners and or tenants will fall under the jurisdiction of the District upon construction or sale. Prior to sale of any units, all of the land owned by the Developer and any other landowner will also be under the jurisdiction of the District and be required to comply with the establishing ordinance.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.**

**4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansion of the District. The boundary amendment, as proposed, will be processed by the County per section 190.046(1)(b), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.412, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

## Lake County

The proposed land for the District is within Lake County and after expansion will consist of approximately 1,810.11 acres. The County and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the petition filing fee is anticipated to cover the County costs for review of the petition to amend the boundaries.

These costs to the County are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than is the petition to establish a community development district.

The annual costs to the County because of the expansion of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

### **4.2 Impact on State and Local Revenues**

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. The District has its own sources of revenue to provide and maintain such facilities and services. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

### **5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the District, as amended, may provide. It is anticipated that the current facilities and services, such as stormwater management system, drinking water system, reclaimed water system, sanitary sewer system, storm sewer system, landscape and hardscape, permitting, engineering and professional, contingencies, wastewater plant and water plant, as described in Table 1, would be extended to the expansion area and will be financed by the District, although some of the infrastructure facilities will be dedicated to other governments for operations. Those governments will collect the associated revenues required to operate and maintain those systems.

**Table 1. Proposed Facilities and Services**

<b>Category</b>	<b>Financed</b>		
	<b>By</b>	<b>Ownership</b>	<b>Maintained</b>
<b>Stormwater Management</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Drinking Water System</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Reclaimed Water System</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Sanitary Sewer System</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Storm Sewer System</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Landscape/Hardscape</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Permitting</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Engineering and Professional</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Contingencies</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Wastewater Plant</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>
<b>Water Plant</b>	<b>CDD</b>	<b>CDD</b>	<b>CDD</b>

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. The District design and development costs for these facilities are estimated to be \$51,168,310. The Expansion Area design and development costs for these facilities are estimated to be \$289,534 and the total design and development costs are estimated to be \$51,457,844. The District and/or the Developer may pay these construction and development costs. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program or other revenue sources.

Future landowners in the District shall be required to pay non-ad valorem assessments levied by the District or other revenue sources to secure the debt incurred through bond issuance, assuming such bonds are issued by the District. In addition to the levy of non-ad valorem assessments for debt service, the District shall also impose a non-ad valorem assessments and user fees to fund the operations and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of the affected property by purchasing such property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels and types of facilities and services financed through self-imposed charges. The District is an alternative means to

finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through higher cost of developer equity and/or bank loans.

**Table 2. Cost Estimate for Expanded District Facilities**

<b>Category</b>	<b>District Cost</b>	<b>Expansion Cost</b>	<b>Total Cost</b>
<b>Stormwater Management</b>	<b>\$16,263,707</b>	<b>\$18,124</b>	<b>\$16,281,831</b>
<b>Drinking Water System</b>	<b>\$1,769,289</b>	<b>\$35,607</b>	<b>\$1,804,896</b>
<b>Reclaimed Water System</b>	<b>\$1,774,649</b>	<b>\$0</b>	<b>\$1,774,649</b>
<b>Sanitary Sewer System</b>	<b>\$4,203,433</b>	<b>\$235,804</b>	<b>\$4,439,237</b>
<b>Storm Sewer System</b>	<b>\$2,180,253</b>	<b>\$0</b>	<b>\$2,180,253</b>
<b>Landscape/Hardscape</b>	<b>\$10,570,000</b>	<b>\$0</b>	<b>\$10,570,000</b>
<b>Permitting</b>	<b>\$54,000</b>	<b>\$0</b>	<b>\$54,000</b>
<b>Engineering and Professional</b>	<b>\$3,933,746</b>	<b>\$0</b>	<b>\$3,933,746</b>
<b>Contingencies</b>	<b>\$4,198,233</b>	<b>\$0</b>	<b>\$4,198,233</b>
<b>Wastewater Plant</b>	<b>\$4,626,800</b>	<b>\$0</b>	<b>\$4,626,800</b>
<b>Water Plant</b>	<b>\$1,594,200</b>	<b>\$0</b>	<b>\$1,594,200</b>
<b>Total Projected Cost of Improvements</b>	<b>\$51,168,310</b>	<b>\$289,534</b>	<b>\$51,457,844</b>

In considering these costs it shall be noted that owners and occupants of the lands included within the District and the Expansion Area will receive four major classes of benefits.

First, those property owners in the District will receive a higher level of public services and amenities sooner than would otherwise be the case, due to increased availability to bond financing.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.



Third, a CDD is the sole form of governance which allows CDD landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and cost of the CDD services they receive, provided they meet the County's overall requirements. Fourth, a CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance, operations, and repair costs through assessments collected on the county tax bill pursuant to Section 197.3632, Florida Statutes. Further, a CDD is a perpetual entity and provides for the continuous operations and maintenance of infrastructure.

The transactional cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD (through tax exempt bond financing), the cost impact to landowners is negligible.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.**

There will be no impact on small businesses because of the expansion of the District. If anything, the impact on any small businesses in the area near the proposed District may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

The County has an estimated un-incarcerated population that is greater than 75,000 according to the 2010 U.S. Census. Therefore, the County is not defined as a "small county" according to section 120.52(19), Florida Statutes.

**7.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer, the Developer's Engineer and other professionals associated with the Developer.

**8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.**

There have been no good faith written proposals or revised statements submitted to the agency (the County) as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:  
Governmental Management Services - Central Florida, LLC  
September 20, 2018*

LATHAM, SHUKER, EDEN & BEAUDINE, LLP  
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PETER G. LATHAM  
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PATRICIA R. MCCONNELL  
LORI T. MELVAIN  
R. SCOTT SHUKER  
JONATHAN A. STIMLER  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

October 18, 2018

Via Fed-Ex Overnight

City of Montverde Attorney  
c/o Law Office of Anita Geraci-Carver, P.A.  
1560 Bloxam Avenue  
Clermont, Florida 34711  
Attention: Anita Geraci-Carver, Esq.

RE: Bella Collina Community Development District - Petition for Expansion

Dear Ms. Geraci-Carver:

Enclosed for your review and receipt on behalf of the City of Montverde (the "City") is a copy of the Petition for Expansion of the Bella Collina Community Development District (the "Petition") and a check made out to City for one thousand five hundred dollars (\$1,500.00) for the filing fee. The copy of the Petition and check are sent as required by Chapter 190.046(1)d(3), *Florida Statutes*.

Below we kindly request you sign and acknowledge receipt of Petition and filing fee as well as indicating whether that the City will hold the optional public hearing pursuant to Chapter 190.046(1)d(3), *Florida Statutes* or whether the City waived their right and decided not to hold the optional hearing. Upon signing please send the executed document, via electronic mail, to my attention [adadesky@lseblaw.com](mailto:adadesky@lseblaw.com).

Should you require additional information or have questions please contact our office. Thank you.

Regards,



Andrew C. d'Adesky, Esq.  
Counsel for the  
Bella Collina Community Development District

Acknowledged and Received:

**PLEASE CHECK ONE OF THE BELOW:**

F.S. Chapter 190.046(1)d(3) Hearing to be Held [ ]  
F.S. Chapter 190.046(1)d(3) Hearing to be Waived [ ]

LATHAM, SHUKER, EDEN & BEAUDINE, LLP  
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
MICHAEL G. CANDIOTTI  
JAN A. CARPENTER  
DANIEL H. COULTOFF  
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KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

October 18, 2018

Via Certified Mail

Lake County Attorney's Office  
P.O. Box 7800  
Tavares, Florida 32778-7800  
Attention: Diana M. Johnson, Esq.

RE: Bella Collina Community Development District - Petition for Expansion

Dear Ms. Johnson:

Enclosed for your review and receipt on behalf of Lake County (the "County") Agenda for Adoption is a copy of the Petition for Expansion of the Bella Collina Community Development District (the "Petition") and a check made out to the County in the amount of one thousand five hundred dollars (\$1,500.00) for the filing fee. The copy of the Petition and check are sent as required by Chapter 190.046(1)d(3), *Florida Statutes*.

Below we kindly request you sign and acknowledge receipt of Petition and filing fee as well as indicating whether that the County will hold the optional public hearing pursuant to Chapter 190.046(1)d(3), *Florida Statutes* or whether the County waived their right and decided not to hold the optional hearing. Upon signing please send the executed document, via electronic mail, to my attention [adadesky@lseblaw.com](mailto:adadesky@lseblaw.com).

Should you require additional information or have questions please contact our office. Thank you.

Regards,



Andrew C. d'Adesky, Esq.  
Counsel for the  
Bella Collina Community Development District

Acknowledged and Received:

**PLEASE CHECK ONE OF THE BELOW:**

F.S. Chapter 190.046(1)d(3) Hearing to be Held [ ]  
F.S. Chapter 190.046(1)d(3) Hearing to be Waived [ ]

ORIGIN: D:ORLA (407) 481-5800  
ANDREW D'ADESKY  
LATHAM SHUKER EDEN & BEAUDINE  
111 N. MAGNOLIA AVENUE, SUITE 1400  
ORLANDO, FL 32801  
UNITED STATES US

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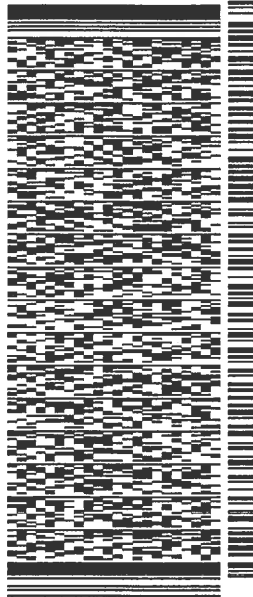
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TO MOLLY A. WELLER

FLORIDA LAND & WATER ADJUDICATORY C  
400 SOUTH MONROE STREET  
THE CAPITOL - ROOM 1802  
TALLAHASSEE FL 32399

552J3/C3B2/DCA5

(850) 717-9372 REF: 7138-004 BELLA/EXPANSION  
PO: DEPT:

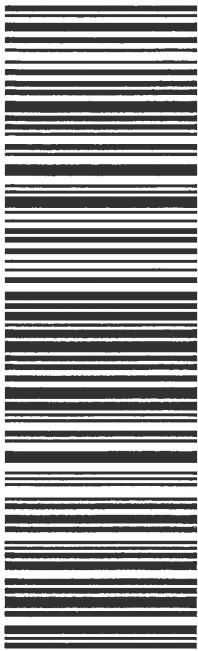


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