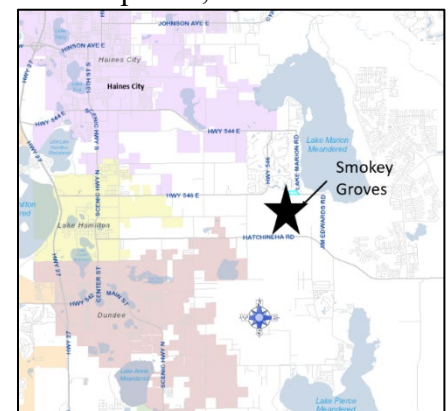


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

ID #:	142
DRC Date:	April 11, 2024
Planning Commission Date:	October 2, 2024
BoCC Dates:	November 5, 2024, Transmittal, and January 7, 2025 Adoption
Applicant:	Bart Allen, Peterson & Myers, P.A.
Level of Review:	Level 4 Review, Comprehensive Plan Map Amendment
Case Number and Name:	LDCPAL-2024-6 Grenelefe Text Comp Plan CPA
Request:	Large Scale Comprehensive Plan text amendment to Section 2.130-E1 Grenelefe Utility Enclave Area (UEA) revise land use and development totals and related policies for property designated Residential Low-X (RLX), Residential Medium-X (RMX), Residential High-X (RHX), Tourist Commercial Center-X (TCCX), Development of Regional Impact-X (DRIX), and add location criteria for Neighborhood Activity Center-X (NACX), and remove the requirement for a Planned Development. This case is related to a Comprehensive Plan map amended (LDCPAL-2024-5) on 526± acres. LDCT-2024-10 is a companion Land Development Code Text Amendment.
Location:	Grenelefe is south of HWY 544, west of Lake Marion Road, on both sides of Kokomo Road, north of Lake Hatchineha Road, southeast of and abutting the City of Haines City, in Sections 05, 06, 07, and 08, Township 28, Range 28
Property Owner:	Various property owners in Grenelefe
Parcel Size:	N/A
Development Area:	Utility Enclave Area (UEA)
Future Land Use:	N/A
Nearest Municipality	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	5:0 Approval
Florida Commerce	24-09ESR – No comments
Case Planner:	Chanda Bennett, Comprehensive Planning Administrator

The Comprehensive Plan policy changes are to Section 2.130-E1 Grenelefe UEA to:

- 1) Introduction - removing resort references; revise limitations for new development;
- 2) Reducing development totals is current tables from 1873 residential units to 1,521, removing the 300 hotel rooms and reducing the amount of non-residential development excluding recreation amenities from 110,000 square feet to 60,000 square feet (exclusive of Smokey Groves);
- 3) Policy 2.130-E1.1A – Remove Planned Development requirement and that new development must follow new Section 2.130-E1
- 4) Policy 2.130-E1.1B – Remove language that indicate Grenelefe is resort, delete the Development of Regional Impact-X (DRIX) Future Land Use designation, add Neighborhood Activity Center-X (DRIX), revised Tourist Commercial Center-X (TCCX), and remove language referencing the PEPUD.



Summary of Analysis

This is an applicant-initiated amendment to revise the Comprehensive Plan policies (LDCPAL-2024-6) and the Land Development Code regulations (LDCT-2024-10) for the Grenelefe Utility Enclave Area (UEA). These cases are related to LDCPAL-2024-6 which is a Comprehensive Plan map amendment to change Development of Regional Impact-X (DRIX) and Tourist Commercial Center-X (TCCX) on 526 +/- acres to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX). The residential is proposed on most of the golf course and the NACX is proposed at the intersection of CR 544 and Kokomo Road.

The Comprehensive Plan policy changes are to Section 2.130-E1 Grenelefe UEA to:

- 5) Revise the introduction to removing reference to Grenelefe being a Resort and revising the development limitations for new residential and non-residential development;
- 6) The unit count is proposed to be reduced from 1873 residential units to 1,521, removing the 300 hotel rooms and reducing the amount of non-residential development excluding recreation amenities from 110,000 square feet to 60,000 square feet (this is also exclusive of Smokey Groves);
- 7) Policy 2.130-E1.1A – Remove the requirement for a Planned Development and add language that new development is to be reviewed against the policies in Section 2.130-E1
- 8) Policy 2.130-E1.1B – Remove language that indicate Grenelefe is resort, delete the Development of Regional Impact-X (DRIX) Future Land Use designation, add Neighborhood Activity Center-X (DRIX), revised Tourist Commercial Center-X (TCCX), and remove language referencing the PEPUD.

The Land Development Code text changes are to Chapter 4, Section 402. F and include:

- 1) Revise the introduction by removing references to Grenelefe being a Resort and revising the development limitations for new residential and non-residential development.
- 2) Section 402.F.1 –
 - a. Adding this section titled Development Standards to include references to the use Table (Table 4.25),
 - b. Revising the use table (Table 4.25) by adding NACX, adding new uses, and deleting DRIX,
 - c. adding NACX and deleting DRI from Table 4.26,
 - d. adding a section for the proposed Villages which are converting areas of the abandoned golf course including density, lot width and size and unit type limitations, and
 - e. adding Figure 4.4 to display the different villages.
- 3) Section 402.F.2 –
 - a. Adding this section titled Conditional Development Standards relating to the current residential units can maintain a status of Short-Term Rental but any new uses will have to follow Table 4.25 which require a Conditional Use Level 3 as Table 2.1 does for all other areas in unincorporated Polk County,
 - b. add a requirement that multifamily is limited to townhome and single family attached, and;
 - c. add a section for traffic study requirements;
 - d. adding additional requirements for using existing vegetation in buffer areas

- e. Requiring the public utility site to be reviewed as a Conditional Use Level 3 Review if expand beyond the existing parcel limits;
 - f. Adding minimum parking standards and allowing for additional parking areas.
- 4) Remove all existing figures

History – The Grenelefe development was first adopted as a Planned Unit Development by the Board of County Commissioners on September 18, 1973 and used as the “Development Order” required under Chapter 380.07 (2) in October of 1973 (See separate attachment). The policies for the Grenelefe UEA and DRI areas were adopted into the Comprehensive Plan in 2008 under CPA 08A-14 and into the Land Development Code under LDC 08T-11 2009.

Grenelefe was first called Arrowhead and was approved as a Development of Regional Impact in 1973. The currently developed portions of Grenelefe are called the Grenelefe DRI. The request, if approved, will remove the Planned Development review requirement for development on what used to be the most southern portion of the Arrowhead Development of Regional Impact (DRI). This area is now called the Additional Development area (aka Smokey Groves) as noted in Section 2.130-E1 Grenelefe Utility Enclave Area in the Comprehensive Plan. Together, both areas are called the Grenelefe UEA. UEA stands for Utility Enclave Area (UEA).

Summary - The analysis in this report reviews the changes addressed above, transportation and infrastructure impacts. Golf course conversation is not meant to be easy but rather reviewed with consideration on the impacts to the existing residents. Most of the units in Grenelefe are attached units which is what is being proposed both on the Future Land Use map changes and the policy and development regulation amendments. Overall, the development totals are being reduced as described above which also reduces the overall transportation and utility impacts while leaving some availability for Smokey Groves which is the Additional Property. In reality, Smokey Groves will be depleting the available utility and transportation capacity for the new development which is somewhat of a timing tool. The applicant can apply for the proper land development applications to expand the onsite utilities beyond their parcel boundaries.

When Grenelefe was first permitted, it is was an isolated resort with a conference facility. Now ii can be considered infill in the macro sense between the growing areas of Haines City and Poinciana as was described by LDCPAL-2024-8 and is herein incorporated by reference. The transportation system that has funded and unfunded improvements (also described in LDCPAL-2024-8 and the companion to this request LDCPAL-2024-6) includes Lake Hatchineha Road, Power Line Road, roads within Poinciana, and the anticipated Central Polk Parkway East See Exhibit 6).

It should also be noted that the applicant is bound by the recent LDC text changes that require one tree per lot, 25-foot garage setbacks, and open space requirements. In addition, the applicant has added open space requirements similar to the new Planned Development standards including 500 square feet per residence with no instances can each individual recreation area be less than 10,000 square feet and providing for landscaping areas. The requested text changes are meant to ensure the most compatible development for a golf course transition as can be developed.

Relevant Sections, Policies, and/or Regulations to Consider:

Policy 2.102-A1: Development Location

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request to amend Section 2.130-E1 Grenelefe Utility Enclave Area (UEA) to revise land use and development totals and related policies for property designated Residential Low-X (RLX), Residential Medium-X (RMX), Residential High-X (RHX), Tourist Commercial Center-X (TCCX), Development of Regional Impact-X (DRIX), and add location criteria for Neighborhood Activity Center-X (NACX), and remove the requirement for a Planned Development.
- LDCPAL-2024-6 also removes references to Grenelefe being a resort development.
- The Future Land Use designation of Development of Regional Impact-X (DRIX) will no longer remain in the Grenelefe UEA if LDCPA-2024-5 is approved. Therefore, it is being recommended that the related policy in Section 2.130-E1 be removed.
- LDCT-2024-10 is a companion Land Development Code Text Amendment to the Comprehensive Plan text change to the Grenelefe UEA (LDCPAL-2024-6).
- This case is related to a Comprehensive Plan map amended (LDCPAL-2024-5) on 526± acres.
- On September 18, 1973, Polk County Issued a development order approving the Arrowhead (now called Grenelefe) Development of Regional Impact (DRI) with the following development approvals on 1,847 acres:
 - A. Total unit count of 1,935 residential units
 - B. Two clubhouses, a conference center, three 18-hole golf courses, a racquet and yacht club including 12-15 tennis courts, stables.
 - C. A marina on 1,847 acres.
- On June 18, 2008, the Board of County Commissioners adopted CPA 08A-14 which approved Future Land Use designation map changes for Grenelefe consisting of Tourist Commercial Center-X (TCCX) and Residential Low-X (RLX) for the Grenelefe DRI.
- The Notice of Intent (NOI) to find CPA 08A-14 in compliance with the Polk County Comprehensive Plan was published in the Lakeland Ledger on August 13, 2008.
- The original master development plan includes the Grenelefe DRI and the Additional Property as described in Section 2.130-E1 and displayed in Exhibit 4.

- The Board of County Commissioners adopted an Essentially Built out Agreement in 2008 and the existing development at that time was and still is as follows:

Existing Grenelefe DRI		
LAND USE	ACREAGE	UNITS
Owner and Rental Condominiums, and townhomes	299	1,035
Single Family Houses/Country Homes/Golf and Lake Villas	148	324
Golf Courses	467	54 holes
Clubhouse/Recreation/Marina	33	N/A
Maintenance Area	24	N/A
TOTAL	971	1,359

- LDC 08T-11, adopted in 2009, established Section 402, F. Grenelefe Utility Enclave Area in the Land Development Code.
- LDCPAL-2024-8 was approved by the Board of County Commissioners on August 6, 2024 to amend Policy 2.130-E1.1A in Section 2.130-E1 of the Comprehensive Plan to add “historic area of the”, replace “UEA” with “DRI” in the last sentence of the policy, and require any development of the Additional Property that is either (1) in excess of four (4) dwelling units per acre or (2) has lot widths less than 50 feet wide that cannot meet the requirements of Section 822. B of the Land Development Code shall require a Planned Development approval.

Compatibility

- CPA 08A-14 also created Section 2.130-E1 Grenelefe Utility Enclave Area in the Comprehensive Plan Amendment. This section limits any additional new development to no more than the following:
 - Resort Residential Units 1,753
 - Multi-family (workforce housing) 120
 - Hotel Rooms 300
 - Convention Center 50,000 *
 - Other non-residential uses(commercial-retail 60,000 square feet

*square feet in addition to the existing convention center
- The applicant has submitted documentation that demonstrates the changes in the new development plan displayed in the Figure ?? (LDCT-2024-10) can be met within the current permit and leaves enough available water and sewer capacity to serve the following:
 - 457 Multifamily units
 - 1,612 single family units
 - 60,0000 gross square feet of non-residential commercial/retail uses
 - 9-hole golf course and other associated recreational amenities
- LDCPAL-2024-5, if approved will leave an isolated Tourist Commercial Center-X (TCCX) Future Land Use designation that include parcels and office for the Grenelefe

Tennis Village Condominium and not the applicant. Therefore, the proposed policies for this request have been amendment to modify TCCX to being consistent with the current use.

Comprehensive Plan Policies and Land Development Code Regulations

- POLICY 2.102-A1 Development Location states that Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.
- POLICY 2.102-A2 Compatibility states that land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.
- Policy 2.107-A5: Utility Enclave Areas Development Criteria - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code: All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 – Community Design, of this element. provide access to parks, green areas, and open space and other amenities be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement); In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).
- Policy 2.120-C4: Residential Low Development Criteria - Residential development may contain a variety of housing types as defined by the Land Development Code within the TSDA. Outside the TSDA, RL may contain single-family dwelling units, duplex units, small-scale multi-family units, and family-care homes, and shall be permitted, with County approval, at a density of up to, and including, 5 DU/AC. Additionally, community facilities may be allowed in accordance with policies of this Plan.
- Policy 2.120-D4: Residential Medium Development Criteria - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 10 DU/AC. Additionally, community facilities are permitted in accordance with policies of this Plan.

- Policy 2.120-E4: Residential High Development Criteria - Residential development may contain a variety of housing types as defined by the Land Development Code and shall be permitted at a density of up to 15 DU/AC. Multi-family structures may contain non-residential uses to provide support retail and personal services for the residents. Additionally, educational facilities are permitted in accordance with policies of this Plan.
- Policy 2.130-E1-1B list the following for Residential Low, Residential Medium, and Residential High
 - **Residential Low "X" (RLX):** RLX includes single family detached and attached residential units that may be included in the rental pool (resort residential). Any resort residential shall be requested as a conditional use Level 3 (C3) Review per the requirements of the Land Development Code. Development within RLX shall have a maximum density of five (5) dwelling units per gross acre.
 - **Residential Medium "X" (RMX):** RMX includes single family detached and attached and multifamily units that may be included in the rental pool (resort residential). Any resort residential shall be requested as a conditional use Level 3 (C3) Review per the requirements of the Land Development Code. Development within RMX shall have a maximum density of seven (7) units per gross acre.
 - **Residential High "X" (RHX):** RHX includes multi-family units that may be included in the rental pool (resort residential). Any resort residential shall be requested as a conditional use Level 3 (C3) Review per the requirements of the Land Development Code. Development shall have a maximum density of 10 units per gross acre.

Recommendation

Development Review Committee Recommendation: Based on the information provided and the analysis conducted within this staff report, the Development Review Committee finds that with the proposed conditions the request **IS CONSISTENT** with the Polk County Comprehensive Plan and Land Development Code. Therefore, the Development Review Committee (DRC) recommends **APPROVAL of LDCPA-2024-6**.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

Planning Commission Recommendation: On October 2, 2024, at an advertised public hearing, the Planning Commission recommend 5:0, to **APPROVE LDCPAL-2024-6**.

Department of Florida Commerce (Florida Commerce) Objections, Recommendations, and Comments (ORC Report): 24-09ESR - No Objections, Recommendations, or Conditions.

Analysis:

The Grenelefe UEA in the Comprehensive Plan was approved to transition the vacant properties and any golf course redevelopment from regulations under the Development of Regional Impact (DRI) status to those within the Comprehensive Plan and Land Development Code. In 2008, when the applicant proposed the Grenelefe policies wanted to update and revitalize the community, Comprehensive Plan policies and Land Development Code regulations were necessary at that time. Golf Course conversations need to be completed with mindfulness of the impact to the current residents in the design of the new structures to be constructed to preserve the viewshed provided by golf course landscapes as much as practicable. Therefore, the redevelopment is very personal to current residents. LDCPAL-2024-5 is to change the Future Land Use designation of the golf course and other areas within Grenelefe to residential on most parcels and Neighborhood Activity Center-X (NACX) at the intersection of CR 544 and Kokomo Road. These designations are appropriate next to existing residential based on the location criteria of the proposed land uses in the Comprehensive Plan and as has been established with the land use pattern throughout unincorporated Polk County. Due to the concern with the land uses, the applicant has proposed changes to the Comprehensive Plan policies as well as the Land Development Code.

Policy Changes – The development in Grenelefe during the 2008 modifications were intended to construct resort residential units that included multifamily development, continue the conference center and golf course and add more commercial uses. The proposed policy changes describe some of the history and remove the references to the future development in the Grenelefe UEA as being a resort. In fact, a table in the third paragraph of the current Comprehensive Plan section for the Grenelefe UEA (Section 2.130-E1) included the maximum number of units and non-residential units to be constructed for the area designed Tourist Commercial Center-X (TCCX) and the additional property now known as Smokey Groves (Exhibit 4). This development limitation is being replaced with a new development scheme that has a similar infrastructure impact as what is currently vested (See LDCPAL-2024-5). The following table provides the development vested versus the proposed. The proposed does not include the approved residential units for Smokey Groves.

Current Vesting for new development		Proposed Development Maximum	
Resort Residential	1,753 SF	Single Family Detached	1,275 units
Multi Family (Workforce)	120 units	Muli family (Townhome and single family attached)	246 units
Hotel Rooms	300 rooms	Non-Residential ((not including golf course and recreation amenities)	60,000 sq ft
Convention Center (New)	50,000 SF	N/A	N/A
Other Non-residential (Commercial/Retail)	60,000 SF	N/A	N/A
Convention Center (existing)	50,000 SF	N/A	N/A

This comparison is relevant due to the current policy for Development of Regional Impact-X (DRIX) that states the following:

Development of Regional Impact (DRIX): The DRI designation remains on the majority of the golf course due to the impacts on water and sewer. Once the existing

water and wastewater plant has been expanded and has the permitted and plant capacities to handle additional development, then the applicant may request to change the land use for those portions designated DRI.

This policy prohibits any land use changes until the wastewater utility system has been upgraded. However, the proposed land use changes as part of LDCPAL-2024-5 (See Exhibit 5) anticipates a new development scheme that has similar usage amounts to the current land use mix with some available capacity for a golf course and other recreational amenities and the development within the Smokey Groves portions of the Grenelefe UEA. Therefore, the intent of this policy is still met even though its deletion is proposed. Moreover, the applicant has provided water and wastewater capacity information that is attached under separate cover.

Other amendments include adding a policy for Neighborhood Activity Center-X (NACX) as a new modified NACX Future Land Use designation from that in the Future Land Use Element (Objective 2.110-D) as it is proposed as part of LDCPAL-2024-5 at the intersection of Kokomo Road and County Road (CR 544). The current Comprehensive Plan policies allow 160,000 square feet of commercial, and convention center uses. The proposed changes to the policies limit the non-residential to just 60,000 square feet. Therefore, the location support for a new NACX is not as relevant due to the limitation of non-residential development (not including recreation uses) to 60,000 square feet.

The current policies for the Grenelefe UEA include a policy for Tourist Commercial Center-X (TCCX). There is property to remain TCCX some of which are owned by the applicant, and some are not. An isolated parcel(s) south and west of CR 544 but east of Kokomo Road is developed with a residential condominium (add Name). The other area is north of CR 544 near Lake Marion. There are resort residential units as well as a gas station and restaurant. Therefore, to not hinder property rights, the TCCX policy is remaining mostly the same.

Land Development Code Changes – Much like the policy changes proposed for the Comprehensive Plan, there are amendments being recommended for the Land Development Code related to Grenelefe. This includes adding some of the history and removing references to the future development in the Grenelefe UEA as being a resort and updating some agency names. The use table, Table 4.25, includes the most significant changes as NACX must be added and DRI is to be removed. The changes include making everything in NACX a C2 or higher consistent with Table 2.1 in Chapter 2 of the LDC. Other modifications include adding new uses to be compliant with state laws related to religious and community institutions and medical marijuana dispensaries. The uses to be added are as follows.

- Short Term Rental
- Car Wash, Full Service
- Car Wash, Incidental
- Childcare center
- Clinics & Medical Offices
- Cultural Facilities
- Financial Institution
- Financial Institution, Drive Thru

- Gas Station
- Golf Course
- Marina
- Medical marijuana Dispensaries
- Nurseries and Greenhouses
- Office Park
- Religious Institution
- Recreational Vehicle Storage
- Restaurants, sit down/take-out
- Restaurant, Drive-thru/Drive-in
- Making retail use square footage consistent with Table 2.1
- School, Elementary
- School, Middle
- School, High
- Self-storage

The staff is proposing a “C2” so that the conditional in Chapter 3 will be applicable. One use to point out includes self-storage and Multifamily. Chapter 3 of the Land Development Code limits self-storage uses to only 50% of the NACX. Without the “C2” use in the table, the entire NACX can be used for self-storage uses. All the uses added, modified or removed are highlighted in red in the ordinance for ease of identification. The Comprehensive Plan policies for the Grenelefe UEA limits multifamily to townhouses and single family attached.

Transportation - The applicant has proposed approaching transportation like other uses in unincorporated Polk County consistent with Chapter 7, Section 703 of the LDC. However, Grenelefe was once a Development of Regional Impact (DRI) which makes it different than other developments in unincorporated Polk County. Staff’s proposal is to have the traffic impacts of the entire development analyzed with the first Level 2 Review and then have each Level 2 Review identify that project’s impact on the surrounding transportation network in comparison with the first traffic study. It is not the intention to make any one Village bear the burden of disproportionate transportation improvements as is done today especially in a failing condition but rather ensure the best solutions are identified on the project as a whole and how those transportation improvements may change over the build out of the project. This approach for transportation studies is above and beyond that of other developments but similar and less than current Developments of Regional Impact (DRI). Per Appendix E., e. 5. For Minor Traffic Studies, the Polk TPO can add segments when it would be in the best interest of Polk County to do so to maintain the adopted Level-of-Service standards. The additional evaluation is needed to ensure the proper planning and scheduling of any needed improvements that cannot be constructed by any one developer meaning the County will bear the responsibility.

Current DRIs must bear the burden of the transportation impacts and improvements identified at the approval of the project. DRIs are also required to submit Annual Reports or Biennial Reports with a monitoring and modeling study that provides an analysis on what has been built both approved development and identified transportation improvements along with a prediction of further development. The approach for Grenelefe is to have the analysis of how each Village

contributes to the identified transportation improvements and their significance. The first transportation analysis will identify how many and which Villages can be approved before improvements are necessary. This will help the County prepare for needed improvements in the surrounding transportation system as the Grenelefe UEA builds out.

Buffers and Recreation – A new section for buffers and recreation has been added that requires existing trees in the village, commercial and golf course/amenity areas to be preserved and mixed in with the buffers added by the applicant when required by Chapter 7 of the LDC.

Infrastructure Impacts - The infrastructure impacts with the proposed development totals in comparison with the current have been analyzed as part of LDCPAL-2024-5. The current development rights have been estimated to be 727,040 for potable water needs and 552,670 for wastewater consumption while the proposed is decreased to 520,908 (28.4% decrease) and 513,840 (7.56% decrease) respectively. The trips rates are also reduced from 2,366 PM Peak Hour trips to 1,557 PM Peak Hour trips (52% decrease). This is the justification to delete the DRI policy. The remaining available capacities may be decreased with the recreational amenities and the golf course and the Smokey Groves development that is expected. Smokey Groves has an approved Level 2 Review and Community Development District. The utility capacity used by Smokey Groves will provide a timing mechanism for the new development proposed by the applicant. However, the applicant will have to demonstrate compliance with Section 703, Concurrency of the Land Development Code as all uses will have to connect to public water and sewer.

Comparisons to other Jurisdictions:

Special policies and development code regulations are common in other jurisdictions throughout Florida. The current section on Grenelefe is equivalent to the County's section of the Comprehensive Plan and Land Development Code regarding Selected Area Plans. Section 2.130 of the Comprehensive Plan was created for Developments of Regional Impact (DRI). It seems appropriate to retain the policies on the Grenelefe UEA currently as this is a modification to an existing section. Perhaps it maybe combined with the other SAPs with the update to the Comprehensive Plan without changing any of the current and proposed policy changes if adopted.

Limits of the Proposed Ordinances

The scope of the amendment will impact new development within the Grenelefe UEA. The policy and Land Development Code changes are meant to limit development to single family, townhomes, single family attached development and permit some neighborhood commercial commercial uses within the proposed NACX along with other recreational amenities. The changes to the Comprehensive Plan and the Land Development Code do not impact property outside of the Grenelefe UEA.

Consistency with the Comprehensive Plan

Consistency with the Comprehensive Plan and Land Development Code

Many policies within the Comprehensive Plan are reviewed for consistency with an application. The most relevant policies for the proposed request are included in this section. The policy is first stated and then an analysis of how the request is provided to state that it may or may not be consistent with the Comprehensive Plan. How the request is **consistent or inconsistent** with the Comprehensive Plan is listed below:

Table 8 Consistency with the Comprehensive Plan

Policy	Consistency
Policy 2.102-A1: Development Location – Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.	The proposed text amendments support a changing type of development for Grenelefe that was originally developed in the 1970s. The limits for this request apply to an existing development. Therefore, the request is consistent with this policy as this amendment will guide redevelopment for an existing development.
Policy 2.102-A2: Compatibility - Land shall be developed so that adjacent uses are compatible with each other, pursuant to the requirements of other Policies in this Future Land Use Element, so that one or more of the following provisions are accomplished: a. there have been provisions made which buffer incompatible uses from dissimilar uses; b. incompatible uses are made to be more compatible to each other through limiting the intensity and scale of the more intense use; c. uses are transitioned through a gradual scaling of different land use activities through the use of innovative development techniques such as a Planned Unit Development.	The proposed policy and Land Development Code text changes are to ensure compatibility with the new uses.
Policy 2.107-A5: Utility Enclave Areas Development Criteria - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code: All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. incorporate design features	The proposed text changes will not change the requirement to connect to public water and sewer. Therefore, the proposed requests for LDCPAL-2024-6 and LDCT-2024-10 are consistent with the UEA policies.

Policy	Consistency
that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 – Community Design, of this element. provide access to parks, green areas, and open space and other amenities be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement); In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).	

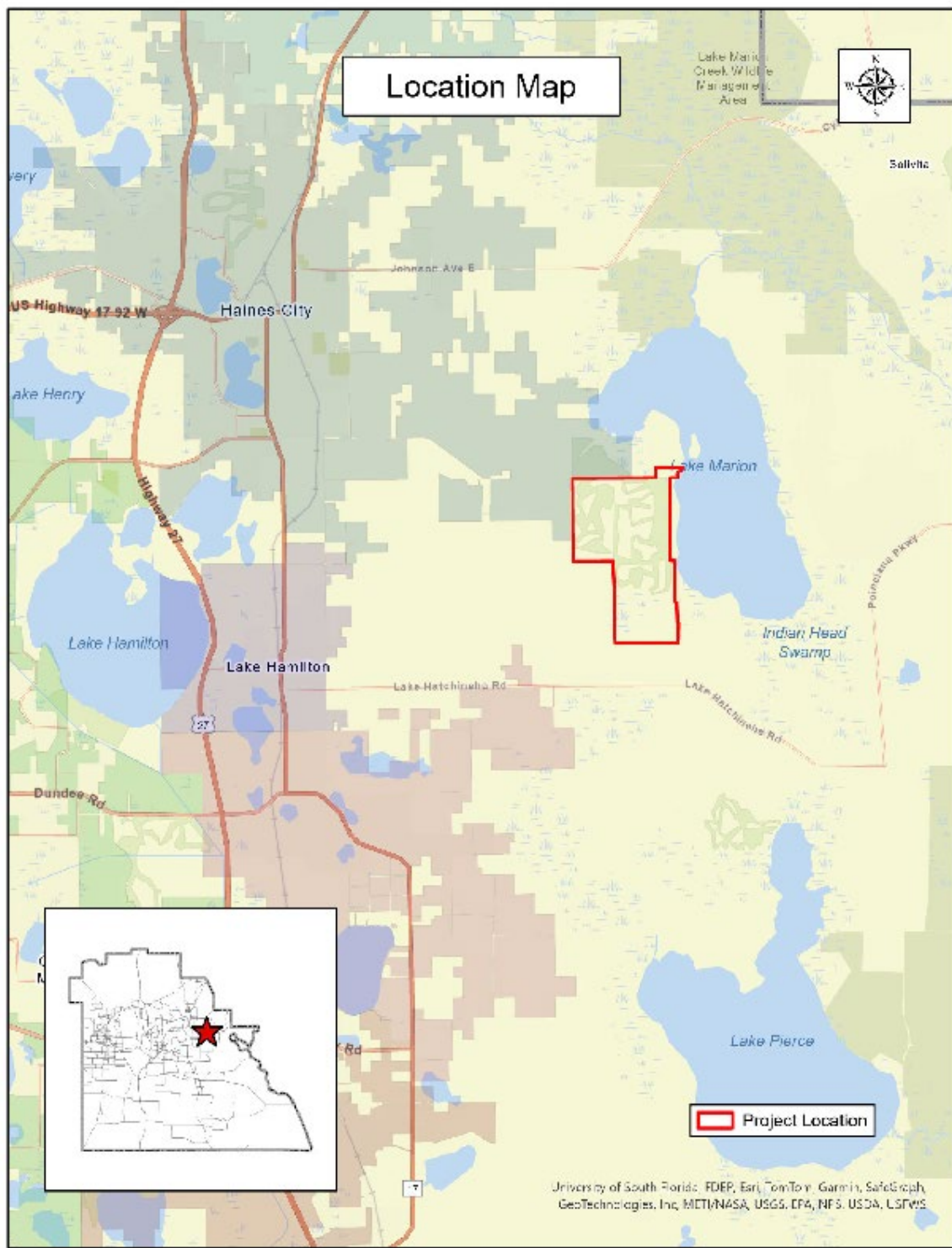
Comments from Other Agencies: None

Exhibits:

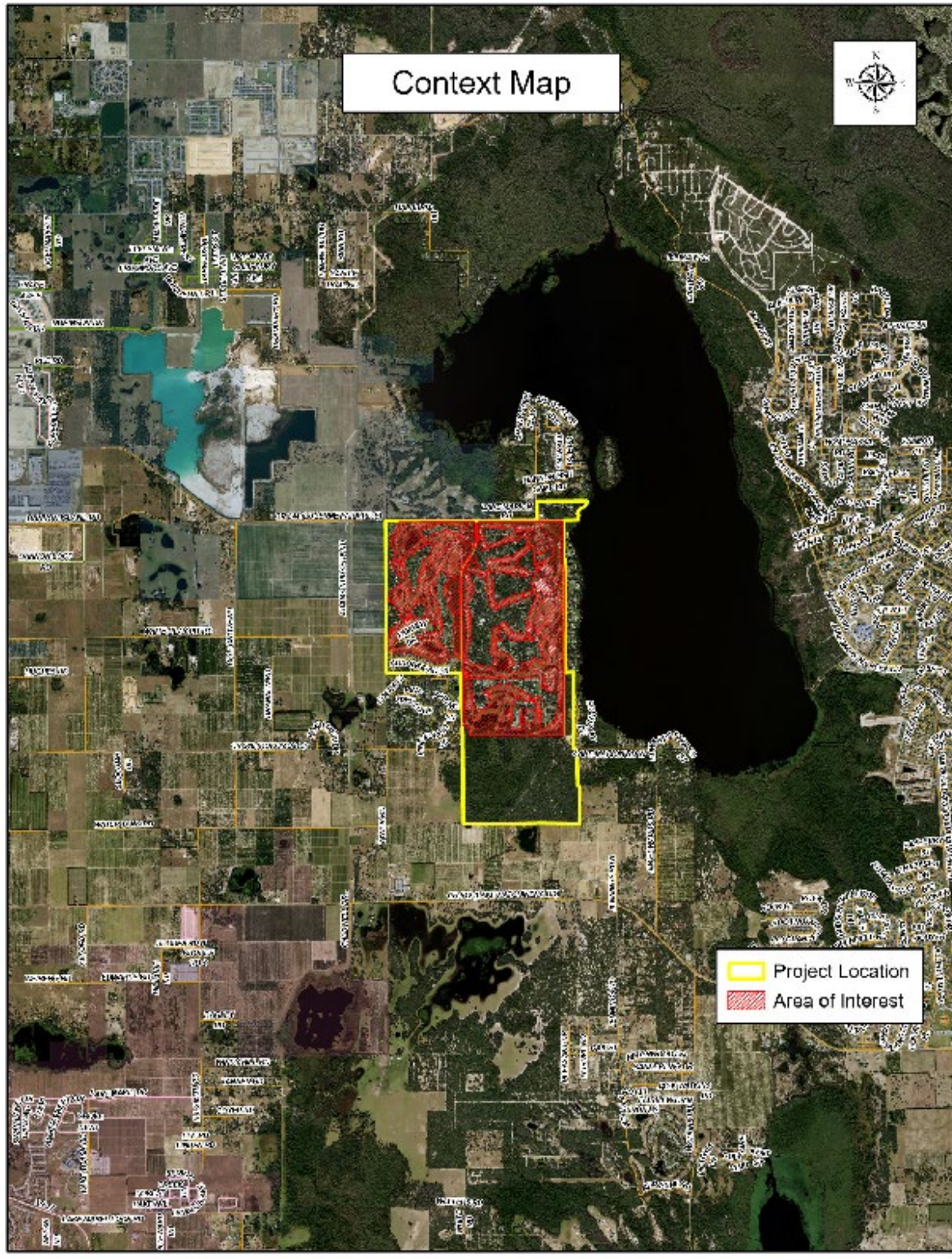
- Exhibit 1 Location of the Grenelefe UEA
- Exhibit 2 Context Aerial
- Exhibit 3 Close Up Aerial
- Exhibit 4

Under separate attachment

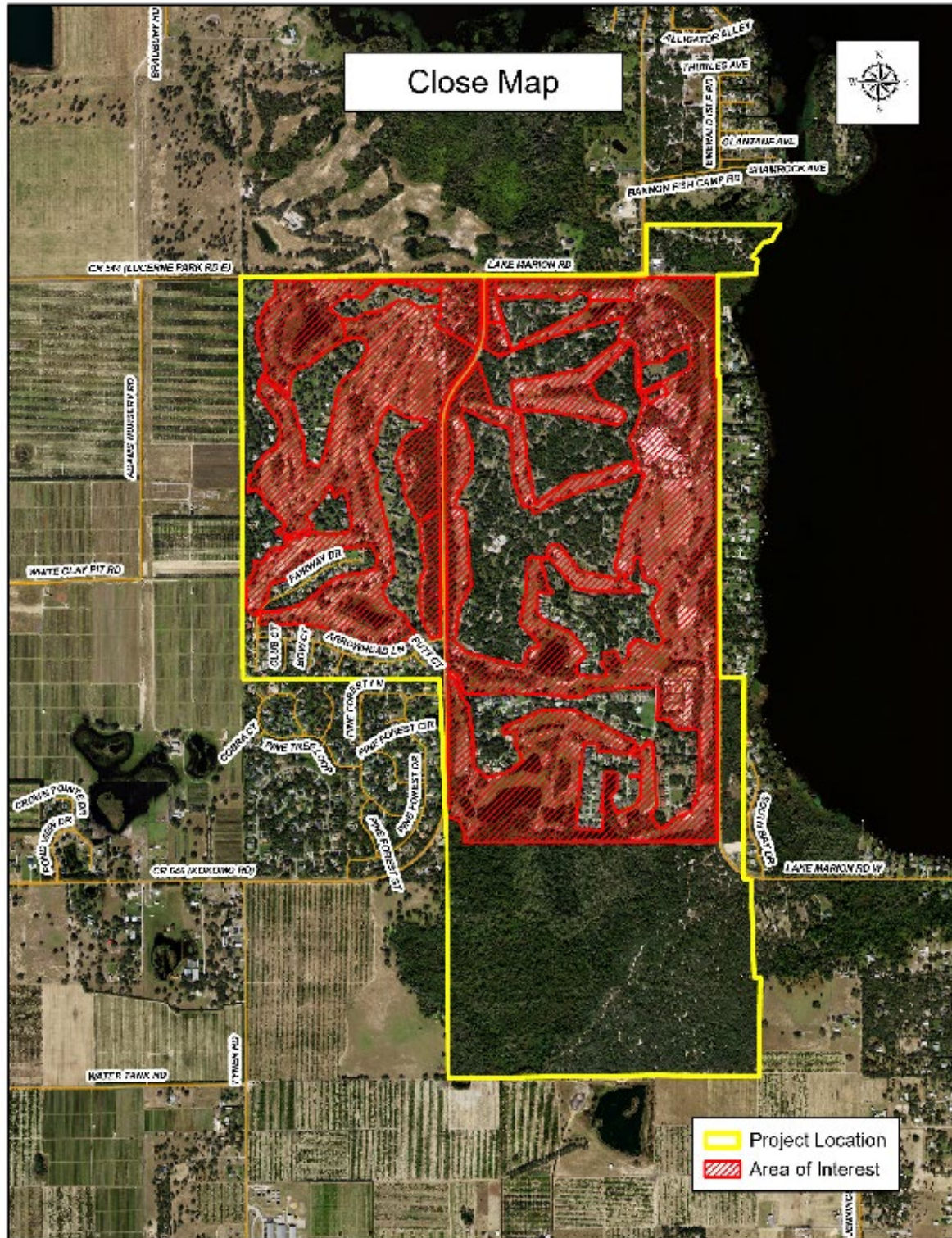
- Draft Ordinances with proposed text
- Application information



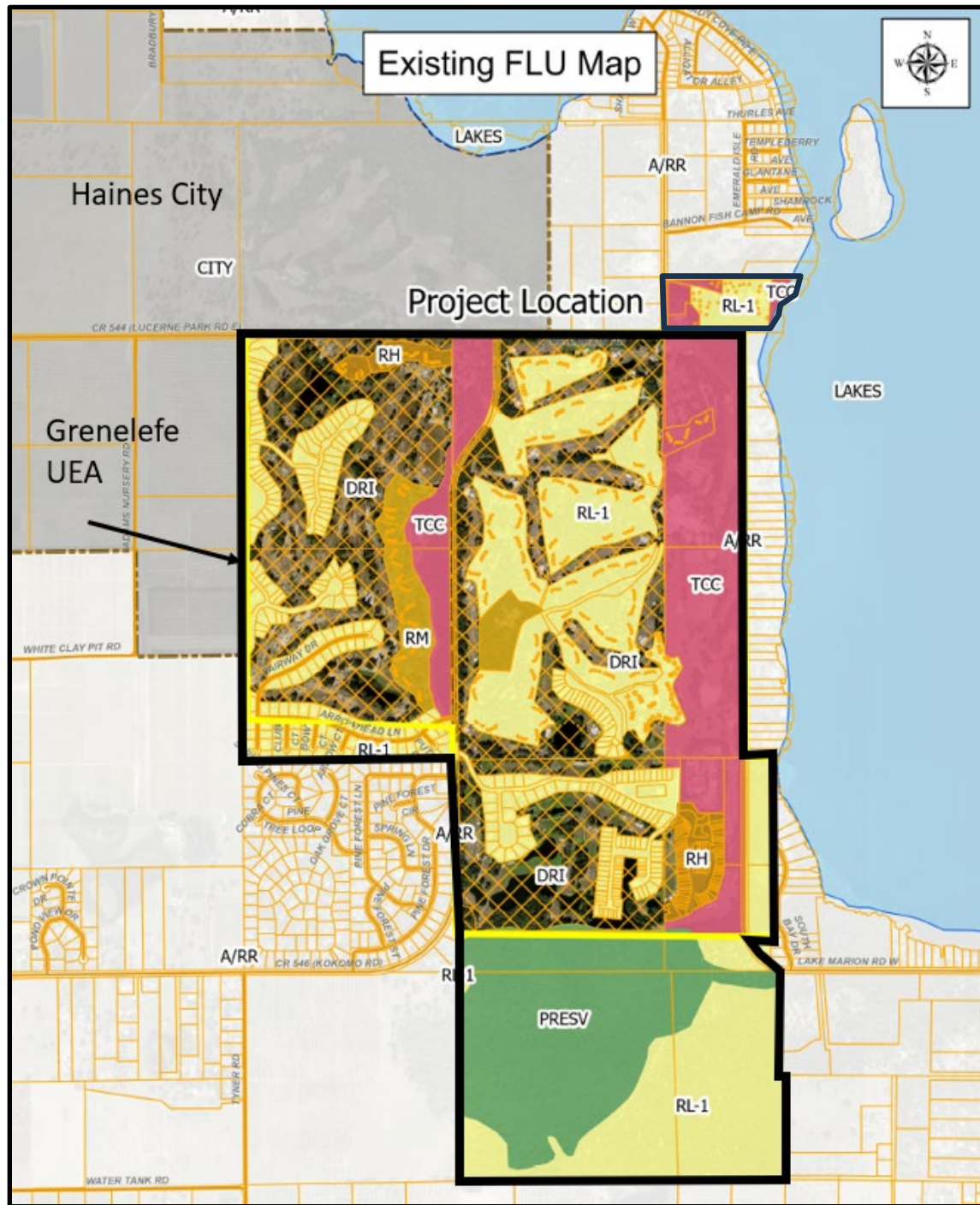
LOCATION MAP



AERIAL (2023 CONTEXT)



AERIAL (2023 CLOSE UP)



CURRENT FUTURE LAND USE MAP FOR THE GRENELEFE UEA

Will get proposed FLU map

