

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

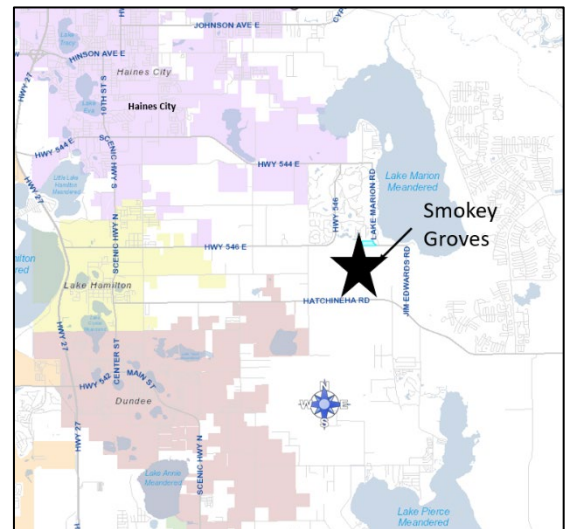
DRC Date: May 23, 2024	Level of Review: Level 4 Review
PC Date: June 5, 2024	Type: Large-Scale Comprehensive Plan Amendment
BoCC Date: June 18, 2024 August 6, 2024	Case Numbers: LDCPAL-2024-8
Applicant: Bart Allen, Esq	Case Name: Smokey Groves CPA Text Amendment
	Case Planner: Chanda Bennett, AICP

Request:	Amend Policy 2.130-E1.1A in Section 2.130-E1 of the Comprehensive Plan to add “historic area of the” and replace “UEA” with “DRI” in the last sentence of the policy.
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, 08, and 18 Township 28, Range 28.
Property Owners:	N/A
Parcel Number:	N/A
Future Land Use:	N/A
Development Area:	N/A
Nearest Municipality:	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Pending Public Hearing
Florida Commerce	Pending Transmittal

The strikeout/underline changes are as listed below. Smokey Groves is just south of the Grenelefe development as identified by the star in the map to the right.

POLICY 2.130-E1.1A:

The Grenelefe UEA is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map (FLUM) which is included as part of the Future Land Use Map Series. The Grenelefe UEA includes the historic area of Grenelefe (DRI) as well as the Additional Property as shown in the FLUM. All development within the historic area of the Grenelefe ~~UEA~~ DRI shall be reviewed as part of a Planned Development.



Location Map

Summary of Analysis

This is an applicant-initiated Comprehensive Plan text amendment to change Policy 2.130-E1.1A in Section 2.130-E1 Grenelefe Utility Enclave Area of the Comprehensive Plan to add “historic area of the” and replace “UEA” with “DRI” in the last sentence of the policy. The change is as follows:

POLICY 2.130-E1.1A:

The Grenelefe UEA is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map (FLUM) which is included as part of the Future Land Use Map Series. The Grenelefe UEA includes the historic area of Grenelefe (DRI) as well as the Additional Property as shown in the FLUM. All development within the **historic area of the Grenelefe UEA DRI** shall be reviewed as part of a Planned Development.

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).

Growth Context –

Grenelefe is in between the growth of the ridge cities (Haines City, Lake Hamilton, and Dundee) and Poinciana. However, the issue of allowing Smokey Groves to develop at RLX densities (5 dus per acre) without a PD is the design and form of what residential lots may occur on this property and any redevelopment of the conference center and golf course. The density for this area was established with the Comprehensive Plan approval in 2008 along with the development standards adopted into the Land Development Code in 2009. The Board also approved a PD for the Grenelefe DRI which was not developed and is now no longer valid. The Comprehensive Plan amendment in 2008 also established the UEA with the requirement that all the new development (beyond vested lots of record) in the Grenelefe UEA is to connect to public water and sewer. Moreover, the Grenelefe UEA is limited to no more than 1,753 total new units.

The Smokey Groves portion was displayed as future development on the site plan of the PD from 2009. This PD is no longer valid as the development was never initiated and constructed. The

larger lots on the east side of Smokey Groves are between five (5) and ten (10) acres which is not always considered a step down from five (5) units to the acre as permitted in RLX. However, the property to the east was part of the original Grenelefe DRI (Exhibit 3) that did not develop as part of the Grenelefe. The proposed RLX and the five (5) dwelling units to the acre are a step down in intensity from the condos and attached residential units in the main part of Grenelefe.

Requirement for a Planned Development –

Planned Developments are referenced in Policy 2.125-M of the Polk County Comprehensive Plan as a mechanism for increasing densities and intensities that may be permitted under certain circumstances, or using innovative design techniques, or providing a mixture of land uses. Planned Development may also be used to gain project design flexibility and to attach conditions where warranted. This policy does not dictate the level of review for a PD. This is established in the use tables and density and dimensional tables of the Land Development Code (LDC) as well as in other regulations in the Selected Area Plans (SAP) and Special Protection Areas (SPA) of the Green Swamp Area of Critical State Concern.

For example, in the Residential Low (RL) Future Land Use designation, Policy 2.120-C permits RL, outside of the Transit Supportive Development Area, to achieve up to five (5) dwelling units per acre. The LDC establishes the district of RL-1, RL-2, RL-3 and RL-4 each with the corresponding units per acre reflected in the district number. For example, in RL-4 the maximum densities are four (4) dwelling units to the acre. To achieve the maximum density of five (5) units per acre a PD must be approved.

Chapter 4 of the Land Development Code has development standards approved by LDC 08T-11, approved in 2009, that states the following (See separate attachment for full Grenelefe LDC text):

Listed below are the table of allowable uses and standards within the Grenelefe UEA. Further development or redevelopment within the existing Grenelefe DRI portion of the Grenelefe UEA, approved as part of the pre-existing Planned Unit Development (PUD), shall be processed as an amendment to a PUD. Any further development or redevelopment within the additional property of the Grenelefe UEA or changes to an approved Planned Development shall be processed in accordance with Section 902(G) as a Planned Development (PD) approval, *unless otherwise indicated in Table 4.25*. Residential densities and non-residential intensities within the Grenelefe UEA shall be in accordance with Section 2.130-E of the Polk County Comprehensive Plan and the Future Land Use Map Series. The Grenelefe UEA maximum residential densities shall not be subject to Section 303, Table 3.3 Density Bonuses of the Polk County Land Development Code.

The Grenelefe UEA includes the developed portion of Grenelefe and the additional property, Smokey Groves. The above text states the Grenelefe UEA maximum residential densities shall **not be subject** to Section 303, Table 3.3 Density Bonuses of the Polk County Land Development Code. Moreover, the above LDC states development in the additional property shall be processed as a PD unless otherwise indicated in Table 4.25. Single family residential is a C1 in Table 4.25.

The BoCC has adopted a few ordinances that directly include garage setbacks, trees on every new lot, on street parking, and internal sidewalks to help address the crowded aesthetic of subdivisions that have been built in the last 25 years. This modification is an opportunity to allow Smokey Groves to develop under the same rules as all other subdivisions over the last decade with the added requirements of these recent amendments.

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

Section 2.130-E1 Grenelefe Utility Enclave Area, Comprehensive Plan Amendment
Section 402, F. Grenelefe Utility Enclave Area, Land Development Code
Essentially Buildout Agreement for Arrowhead Development of Regional Impact (aka Grenelefe)
CPA 08A-14 Adoption hearing staff report and adoption hearing video
LDC 08T-11 Adoption hearing staff report and adoption hearing video

Data and Analysis Summary

The following is a list of items considered by staff for this amendment.

1. Previous Comprehensive Plan and Land Development Code map and text amendments related to Grenelefe which include CPA 08A-14 And LDC 08T-11.

2. Review of the current policies in Section 2.130-E1 of the Grenelefe Utility Enclave Area (UEA) and regulations in Chapter 4 of the LDC regarding the Grenelefe UEA and the Grenelefe Development of Regional Impact (DRI)

3. Review of recent LDC text amendments as follows:

LDCT-2022-17 25' Garage Setback and tree in every lot (December 2022)
LDCT-2022-9 Open Space requirements (December 2022)
LDCT-2022-23 On-Street Parking (July 2023)
LDCT-2022-24 Internal Sidewalks (April 2023)

Findings of Fact

Request and Legal Status

- This is an applicant-initiated request to amend Policy 2.130-E1.1A in Section 2.130-E1 of the Comprehensive Plan to add “historic area of the” and replace “UEA” with “DRI in the last sentence of the policy.
- 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.

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 *

*square feet in addition to the existing convention center

 - Other non-residential uses(commercial-retail 60,000 square feet

- Case LDC 08T-11 established Section 402, F. Grenelefe Utility Enclave Area in the Land Development Code which created Table 4.25 Use Table and Table 4.26-dimensional table. In addition, the following is also within Section 402, F:

Minimum Residential Lot Area

The Following Standards apply to all new single-family and townhouse development in the Grenelefe development with garages in rear of the structure otherwise Table 4.26 shall apply:

Table 4.37							
LOT STANDARDS	Single-Family 35' x 85'	Single-Family 35' x 105'	Single-Family 35' x 118'	Single-Family 35'-50' x 120'	Single-Family 40' x 85'	Single-Family 40' x 105'	Townhomes 20-30'x120'
Maximum Building Height	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
Minimum Lot Size	2,975 SF	3,675 SF	4,130 SF	4,200 SF	3,400 SF	4,200 SF	2,400 SF
Front Yard	5 FT	10 FT	10 FT	10 FT	5 FT	10 FT	10 FT
Side Yard	3 FT	3 FT	3 FT	3 FT	3 FT	3 FT	0 FT
Street Side Yard	9 FT	12 FT	7 FT	7 FT	9 FT	12 FT	5 FT
Rear Yard (Principle)	0 FT	13 FT	20 FT*	4 FT*	0 FT	10 FT*	20 FT*
Rear Yard-Detached Garage*			5 FT				4 FT
CR 544 Minimum Landscaped Buffer Width	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
See Figure #	4.5	4.6	4.7	4.8	4.9	4.10	4.11

* Lots fronting amenities, where on street parking is more than 225 feet away from the front property line shall provide a minimum 20 FT garage rear yard setback.

** Minimum setback between buildings shall be 35 FT

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 2.102-A3 Distribution states that development shall be distributed throughout the County consistently with this Future Land Use Element so that the public utility, other community services, and public transit and transportation systems can be efficiently utilized; and compact, high-density and intensity development is located where urban services can be made available.
- POLICY 2.102-A4 Timing states that development of land shall be timed and staged in conjunction with the cost-effective and efficient provision of supporting community services which, at a minimum, shall require compliance with the Plan's Level of Service requirements and the County's concurrency management system.
- Section 2.130-E1 Grenelefe Utility Enclave Area in the Comprehensive Plan states in the first sentence that the Grenelefe Utility Enclave Area (UEA) is adopted to recognize the existing developed Grenelefe DRI and to update and revitalize the community by allowing for redevelopment and growth.
- Section 402, F. Grenelefe Utility Enclave Area in the Land Development Code includes use review and development standards for lot width and depth in Tables 4.25 and Table 4.26 respectively.

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 LDCPAL-2024-8**.

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.

Analysis:

Background and Request – The area to the south of the developed portion of Grenelefe or the historic area is referred to in the Comprehensive Plan and the Land Development Code as the additional property. The applicant also refers to it as Smokey Groves. This additional area and the historic area of Grenelefe are noted in Section 2.130-E1 Grenelefe Utility Enclave Area in the Comprehensive Plan. The currently developed portions of Grenelefe are called the Grenelefe DRI. Together, both areas are called the Grenelefe UEA. UEA stands for Utility Enclave Area (UEA). UEA's are a development area. Development Areas are not land uses. They are base districts and serve as a foundation on which land use districts are placed. In this way the County establishes a general future urban pattern which serves as a guide to define the urban form as the County grows over the next 20 years.

More specifically UEA's are those areas within the County which have developed at urban or suburban densities with County-owned, municipal or County-franchised potable-water systems, and centralized public sewer facilities, or private sewer systems in excess of 400,000 GPD. UEA's are typically lacking the full complement of other urban services typically found in the Transit Supportive Development, Urban Growth, or Suburban Development Areas. Poinciana and Nalcrest/Fedhaven are considered UEA's. The 2008 Comprehensive Plan Amendment adopted the concept the Grenelefe as a utility area albeit an enclave in the surrounding uses.

The Comprehensive Plan and the Land Development Code have different implications for the additional property. It is clear that the existing golf course, and other vacant areas and any redevelopment in the historic Grenelefe are expected to be reviewed as a Planned Development and this amendment will not change that requirement. The additional property is referenced in the LDC as being different from the developed portion of Grenelefe. As stated earlier in this report, the LDC text describes a list of allowable uses for the additional property as follows: "Any further development or redevelopment within the additional property of the Grenelefe UEA or changes to an approved Planned Development shall be processed in accordance with Section 902(G) as a Planned Development (PD) approval, *unless otherwise indicated in Table 4.25.*" Therefore, if Smokey Groves develops consistent with Table 4.25 and Table 4.37, a Planned Development is not stated as being required. This request will clear up the conflict in language between the Comprehensive Plan and the LDC.

Data considerations –

Growth - When the Grenelefe sections of the Comprehensive Plan and Land Development Code were created in 2008 and 2009, Polk County was at the height of the housing boom. However, Grenelefe was a development established in the 1970s and beyond the edges of growth at that time. Now Grenelefe is in the middle of a growing area with the following growth considerations:

1. **Infill** – Grenelefe is between the fast-growing area of Poinciana and the expanding cities of Haines City, Lake Hamilton, and Dundee (see Exhibit 1). This is like the growth issues

the County was addressing along US 98 for the US 98 Selected Area Plan (SAP) with the area between Lakeland and Bartow.

2. **Adjacent Rural densities** - There are also areas of rural densities near Smokey Groves and Grenelefe in general. The area between the ridge cities and Poinciana in one aspect can be viewed as infill but this growth threatens the rural character that was established decades ago. The existence of the Arrowhead DRI established the expectations of what development would have been for the additional property and the other property within Grenelefe that did not develop as such (Exhibit 3). However, the design and form of growth is different now than it was in the 1970s and even the early 2000s. There is a Preservation Future Land Use designation between the historical area of Grenelefe and Smokey Groves. The properties adjacent to Smokey Groves are large lots ranging in size from five (5) acres to ten (10) acres to the east and south respectively with one 72-acre parcel to the southwest of Smokey Groves. The homes outside of Grenlefe closest to the Smokey Groves are on the east side. Within the existing Grenelefe development that is designated with RL and Residential RM has a density range of 1.78 units to the acre to 4.27 units to the acre.
3. **Wastewater and Transportation improvements** – The Board is considering the expansion of the East Regional Utility Service Area to support growth south of Poinciana and west toward towards Grenelefe. In addition, there is a significant amount of funds being invested in the larger eastern side of the County for transportation improvements that include the following (See Exhibit 5 and 6):
 - a. Powerline Road
 - b. Central Polk Parkway
 - c. Johnson Avenue and Cypress Parkway
 - d. Lake Hatchineha Road
 - e. Kokomo Road
 - f. Lake Marion Creek Road
 - g. Marigold Avenue

Development Ordinances recently adopted – The Board of County Commissioners recently adopted the following ordinances:

- **LDCT-2022-17 - 25' Garage Setback and tree in every lot (December 2022)** – Required a right-of-way setback for all garages to be 25 feet and a tree in every lot.
- **LDCT-2022-9 - Open Space (December 2022)** – Requires 20% open space for all Major Subdivisions which are defined as those that involve the construction of new roadway, drainage facilities or wetland or Flood plain impact or mitigation. Stormwater retention can be considered open space when it features a curvilinear design and meets the planting requirements of a Type “C” landscape buffer.
- **LDCT-2022-23 - On-Street Parking (July 2023)** – provide regulations for on-street or parallel parking on private roads.
- **LDCT-2022-24 - Internal Sidewalks (April 2023)** – requires sidewalks in on either both sides of internal subdivision roads when the developer of a subdivision is required to construct a sidewalk on the county roads abutting the subdivision or on one side of the internal subdivision roads when the developer of a subdivision is not required to construct a sidewalk on the county roads abutting the subdivision .

These were adopted in response to the rapid growth since the recovery of the housing boom and the residential development spurred by COVID since 2020. These ordinances were intended to address the crowded nature of subdivisions with 40-foot-wide lots and conditions where home residents parked on internal streets. These regulations did not exist in 2008 and 2009. They were just adopted since 2022. This request will permit the property called Smokey Groves to develop without a PD but be subjected to the new ordinances referenced above and the lot widths in Table 4.37.

All of Grenelefe, the development area including the golf course and Smokey Groves, must share the housing limitations in Section 2.130-E1 which is 1,753 total units. Moreover, Smokey Groves is limited by to the RLX Future Land Use designation which limits the gross density on Smokey groves to no more than five (5) dwelling units per upland acre and one unit per wetland acre which is an approximate total number of 709 units. The one caveat is that this site is eligible to use the lot widths and depths in Table 4.37 of the LDC which is less than the 50-foot requirement. This may be of concern.

Limits of the Proposed Ordinance

The scope of the amendment is limited to the Grenelefe UEA as reflected on Exhibit 2 of this report.

Consistency with the Comprehensive Plan & Land Development Code

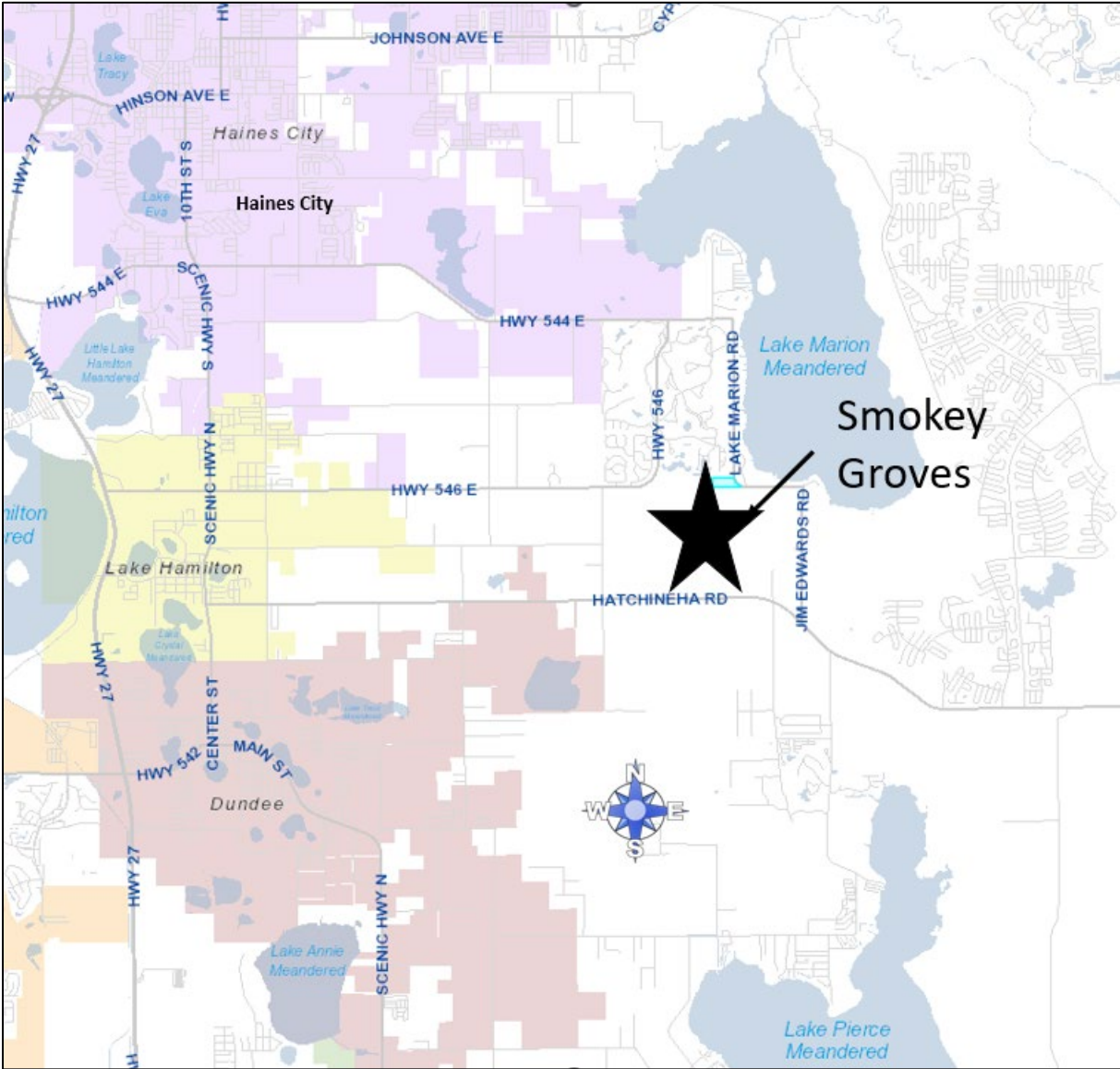
This request is consistent with the Comprehensive Plan and the Land Development Code and in line with the intent of the recent changes to the Land Development outlined in this report.

Comments from Other Agencies: None

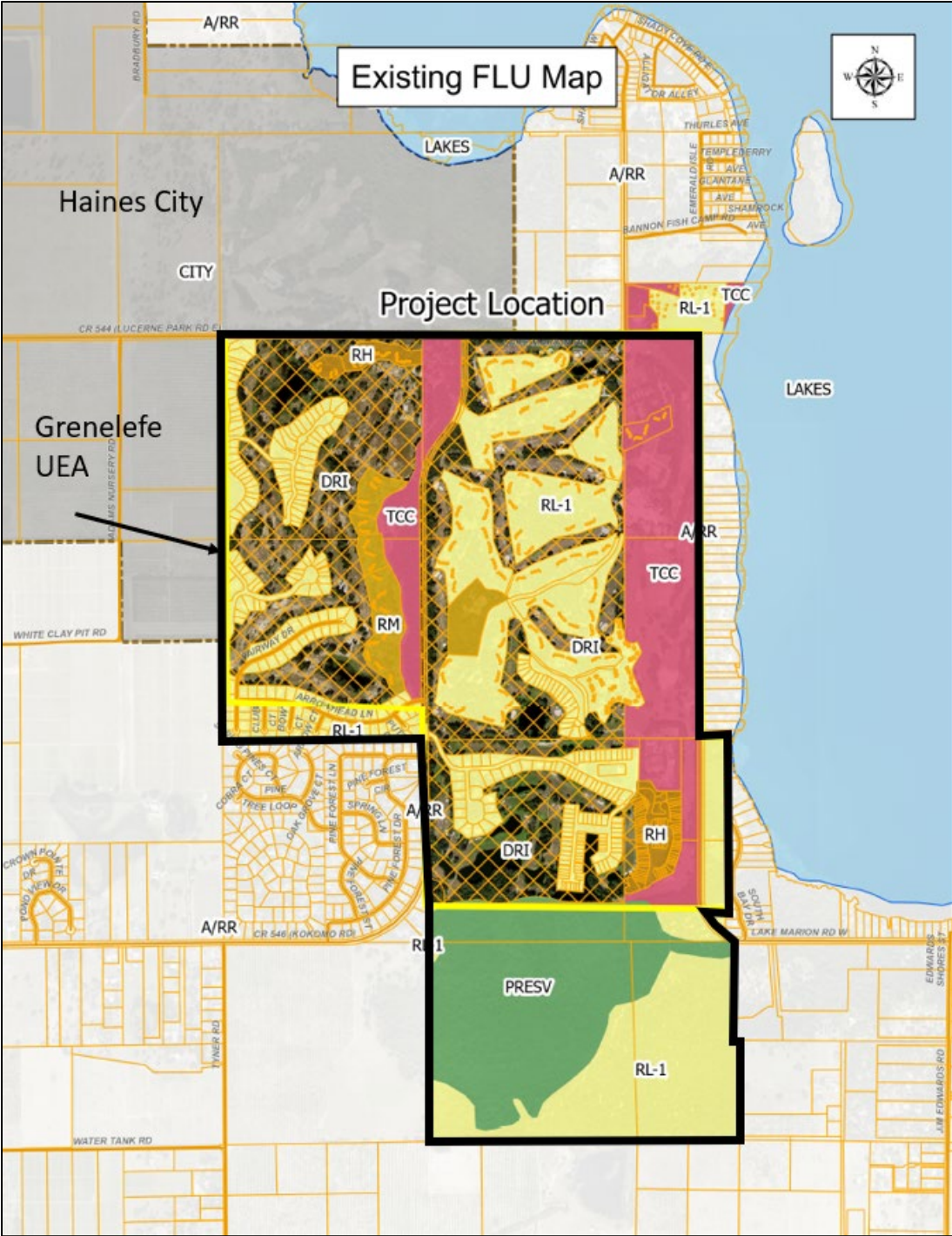
Draft Ordinance: Under separate attachment

Exhibits:

- Exhibit 1** Location of the Grenelefe Development
- Exhibit 2** Future Land Use Map of Grenelefe UEA
- Exhibit 3** Underline and strikeout version of the proposed text
- Exhibit 4** Original Master Development Plan of the Arrowhead project
- Exhibit 5** Central Polk Parkway
- Exhibit 6** Transportation Road Improvements



Grenelefe And Smokey Groves Location Map



Current Future Land Use Map

Underline/Strikeout Draft Changes

Comprehensive Plan Policy 2.130-E1.1A

SECTION 2.130-E1 GRENELEFE UTILITY ENCLAVE AREA.

The Grenelefe Utility Enclave Area (UEA) is adopted to recognize the existing developed Grenelefe DRI and to update and revitalize the community by allowing for redevelopment and growth. The Grenelefe Resort and Convention Center is a mixed-use DRI, primarily oriented towards retirees, tourists, and conventions. The approved Grenelefe DRI consists of 971 acres and 1,359 units (as indicated in the approved PUD73-19) and is considered to be built-out. There is an "Essentially Built-Out Agreement" that is currently being negotiated between the Department of Community Affairs and the property owner (of the convention center and golf courses) that will show the DRIs development obligation. This shall be executed prior to any new development. The table below represents the existing DRI use, acreages, and number of units at the time of the Comprehensive Plan adoption:

Existing Grenelefe DRI		
LAND USE	ACREAGE	UNITS
Rental Condominiums	243	780
Condominiums	14	94
Townhouses	42	161
Single Family Houses	67	118
Country Homes	43	92
Golf & Lake Villas	38	114
Golf Courses	467	54 holes
Clubhouse/Recreation/Marina	33	N/A
Maintenance Area	24	N/A
TOTAL	971	1,359

The existing resort is to be redeveloped as a premier tourist/convention destination; therefore the DRI Future Land Use category is no longer appropriate. The Grenelefe UEA will combine the original DRI acreages and existing DRI units with 276 acres of Additional Property (located adjacent to the south). Any further development or redevelopment within the Grenelefe UEA shall follow the guidelines of the elements of this section of the Comprehensive Plan and shall be reviewed according to the County's Land Development Code, any applicable state, and local laws. Additional development shall be subject to the following overall limitations applicable to the total new development within the Grenelefe UEA:

USE	Maximum Limitation
Resort Residential Units	1,753
Multi-Family (Workforce Housing)	120
Hotel Rooms	300
Convention Center	*50,000 gross square feet
Other Non-Residential Uses (Commercial-Retail)	60,000 gross square feet
*Does not include existing 50,000 square foot convention center.	

The density limitations set forth above apply only to new development after the date of adoption of CPA 08A-14, and do not include existing platted vacant lots within the Grenelefe UEA as of the date of the adoption of the Comprehensive Plan Amendment.

GOAL 2.130-E1: Provide for the redevelopment of Grenelefe Resort development and Additional Property as a premier Resort/Convention Community in Polk County.

OBJECTIVE 2.130-E1.1: Development within the Grenelefe Utility Enclave Area (UEA) shall occur in accordance with the policies stated within this section in addition to all other policies within the Future Land Use Element and other elements of the Comprehensive Plan not in conflict with these policies.

POLICY 2.130-E1.1A: The Grenelefe UEA is established as designated on the Future Land Use Map Series. Land use categories shall be designated on the Future Land Use Map (FLUM) which is included as part of the Future Land Use Map Series. The Grenelefe UEA includes the historic area of Grenelefe (DRI) as well as the Additional Property as shown in the FLUM. All development within the **historic area of the Grenelefe UEA DRI** shall be reviewed as part of a Planned Development.

POLICY 2.130-E1.1B: Land Uses within the Grenelefe UEA will be a mix of uses to provide a diversity of residential and commercial tourist/vacation oriented uses. Uses allowed will consist of low, medium, and high density residential, resort residential, hotel, restaurant, retail, recreation, marina, utilities accessory and ancillary uses, and be further defined in the Land Development Regulations. Land Use Designations are to include:

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.

Preservation "X" (PRESVX): This land use shall be as provided in Section 2.118 except that the following additional permitted development and uses shall be allowed: (1) when necessary for golf course routing and circulation, which shall only include elevated golf cart paths allowing motorized golf carts and which otherwise meet the development criteria for Wetland-Protection Areas set forth in Section 2.125-C2 as not impacting the wetlands and the permitting criteria imposed by SWFWMD for such structures located in wetland areas; and (2) roadways for internal traffic circulation, where other alternatives do not exist, or for purposes of public safety. The PRESVX boundary lies in its general location on the FLUM but shall be finally determined by a wetlands delineation survey.

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.

Tourist Commercial Center "X" (TCCX): The purpose of the TCCX is to provide for the tourist, recreational needs and activities for short term, seasonal and second home visitor to Polk County. The TCCX includes attached and detached residential resort dwelling units as well as non-residential uses such as hotel, convention, golf, tennis, pools, shops, restaurants, employee housing (workforce) and convenience shops. General characteristics of the development in the TCCX are:

Usable area: 10 acres or more.

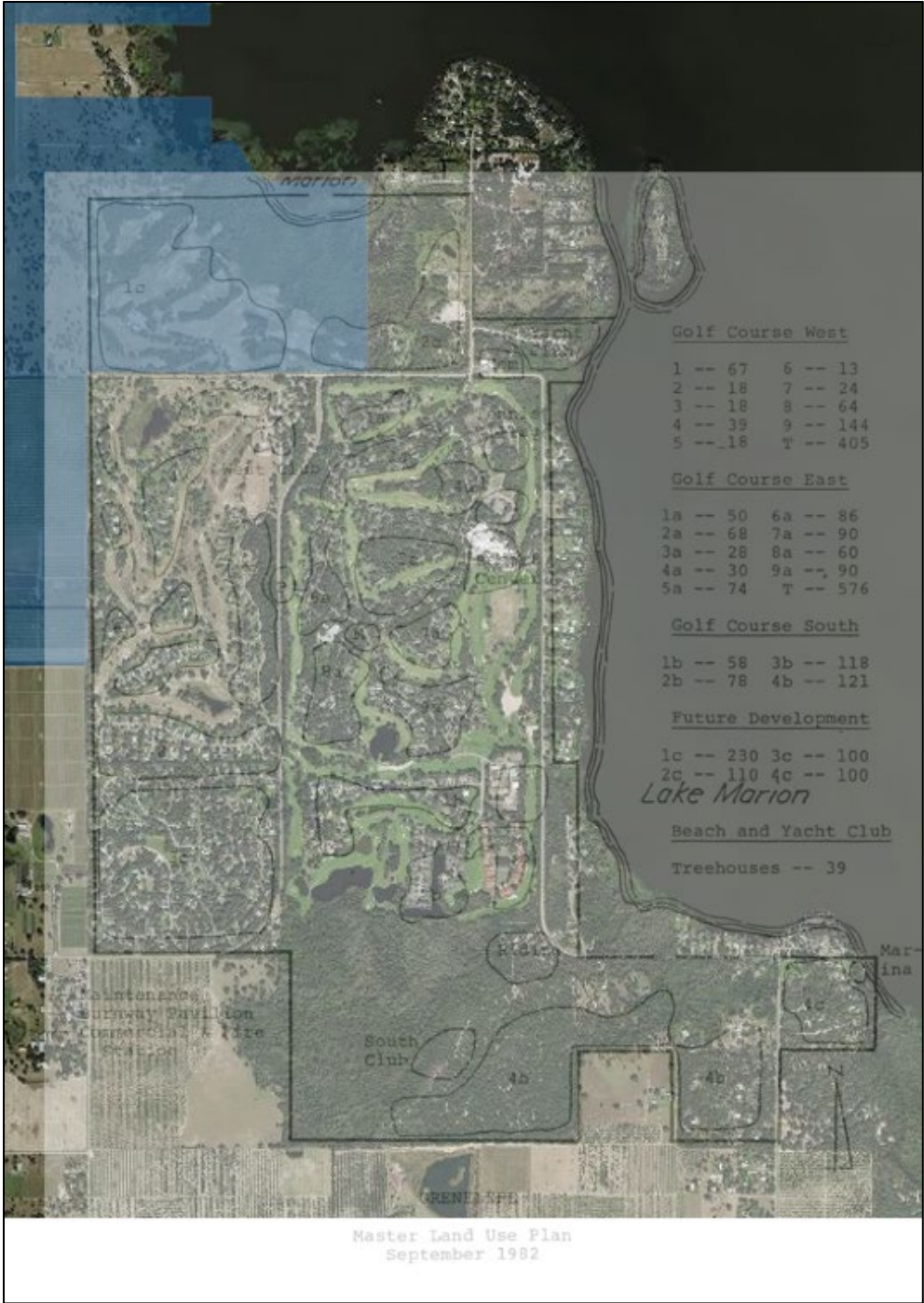
Typical Uses: Hotel, convention center, golf course, restaurants, entertainment, shops, tennis, pools, marinas, low, medium and high density resort residential units and supportive workforce housing.

FAR: The FAR applicable to the TCCX shall be 1.0.

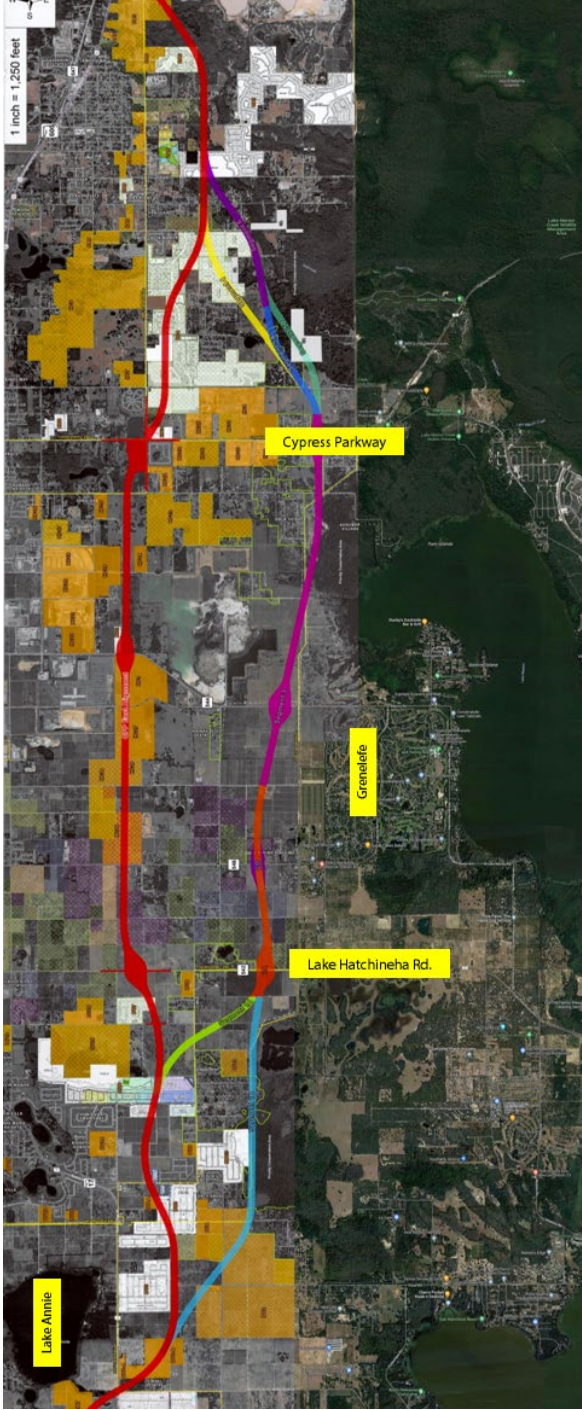
POLICY 2.130-E1.1C: Development within the existing Grenelefe, approved as part of the Preexisting Planned Unit Development (PEPUD), shall be processed as an amendment to a PEPUD. The Additional Property is not subject to the PEPUD. Nevertheless, Residential densities and nonresidential intensities within the Grenelefe UEA will be designated in accordance with the Future Land Use Map (FLUM), the Comprehensive Plan, and the Land Development Code.

POLICY 2.130-E1D: Pursuant to Policy 2.107-A5, development with the Grenelefe UEA will be consistent with the following criteria:

- a. Non-Residential and Residential Development - All new development shall be required to connect to centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met.
- b. The area known as the Grenelefe DRI is currently served by an existing water and sewer plant. The existing water and wastewater plant currently serve approximately 1,500 existing residential units including single family homes, townhomes and condominiums as well as the existing resort conference center and golf courses. Any additional development (excluding the additional property) other than that described above shall not be permitted until the existing water and wastewater plant has permitted and plant capacity to provide services for additional development; and
- c. The Additional Property is located in its general terms as south of SR 546 and south of the developed portion of Grenelefe and is within the Utility Service Area for the City of Haines City. The provision of water and wastewater services for the area of the Grenelefe UEA that is within the Utility Service Area for the City of Haines City shall be consistent with the Interlocal Agreement between the Polk County and the City of Haines City. This Agreement provides that the City of Haines City has the right to serve the development with water and wastewater services to development within their Utility Service Area. If Haines City is unable to provide service then public water and wastewater service shall be provided according to applicable law.



Original Master Development Plan Of The Arrowhead Project



Central Polk Parkway



Transportation Improvements