

**Section 402 Development of Regional Impact and Pre-Development of Regional Impact, and Utility Enclave Areas (Revised 4/8/09 - Ord. 09-012)**

This Section describes the land use densities and intensities for all mixed use Developments of Regional Impact (DRI), Pre-DRI without land use designations, and Utility Enclave Areas as mapped in the Future Land Use Map Series. The numbers provided are subject to revisions based on amendments to the Development Orders for DRIs and the Binding Letters of Interpretation for Pre-DRI. The Utility Enclave Areas possess special uses and standards pertinent to the level of urban services provided with them.

**A. Purpose and Intent**

This PRE-DRI and DRI SAP Section includes a brief summary of each the County's two PRE-DRI projects — Poinciana New Township and Indian Lake Estates — and all non-phosphate DRIs. This summary contains a description of the approved land uses, along with the number of dwelling units and any other applicable information, and shall be the maximum densities and intensities allowed within the subject DRI. More detailed information on these projects is available through the Planning Division, or with the Florida Department of Economic Opportunities (DEO), Division of Resource Planning and Management. All DRIs except Poinciana, Indian Lake Estates, and Grenelefe have approved Development Orders on file with the Polk County Planning Division. The Development Order includes a Map of where the uses listed in this Section will be permitted.

Any proposed use that will render a legal use nonconforming shall require a Level 3 Review.

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**F. Grenelefe Utility Enclave Area (Revised 4/8/09 - Ord. 09-012)**

The Grenelefe Resort and Convention Center (Grenelefe DRI) is a mixed-use DRI, primarily oriented towards retirees, tourists, and conventions. Encompassing 971 acres, the original Grenelefe DRI has reached built-out status. An "Essentially Built-Out Agreement" among the land owner, developer, their successors and assigns, Polk County, and the Department of Community Affairs has been approved stating that the DRI has met all of its obligations.

The lands within the Grenelefe DRI, together with an approximate 278-acre tract contiguous to the southeast border of the Grenelefe DRI (the additional property), have been incorporated into a Utility Enclave Area (UEA) Development Area category within the Polk County Comprehensive Plan called the "Grenelefe Utility Enclave Area."

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.

<b>Table 4.25 (Revised 11/21/17 - Ord. 17-066)</b>						
	<b>RLX</b>	<b>RMX</b>	<b>RHX</b>	<b>TCCX</b>	<b>DRI</b>	<b>PRESVX</b>
<b>Residential</b>						
Single-family residential	C1	C2	C3	C3		
Duplex	C3	P	P	C3		
Multifamily Residential	C3	P	P	C3		
<b>Non-Residential</b>						

Bars, Lounges and Taverns				P		
Community Centers	C3	C3	C3	C2		
Convention Facilities				P		
Helistops				P	P	
Hotel/Motel				P		
Night Clubs and Dance Halls				P		
Offices				P		
Outdoor Concert Venue				C3		
Personal Services				P		
Recreation and Amusement, General				P		
Recreation, Active	P	P	P	P	P	
Recreation, High Intensity	C3	C3	C3	P	P	
Recreation, Low Intensity	P	P	P	P	P	C2
Recreational Vehicle Storage				C2		
Restaurants, sit down				P		
Retail 5,000 - 15,000 sq.ft./unit				C2		
Retail above 15,000 sq.ft./unit				C3		
Retail less than 5,000 sq.ft./unit				P		
Vehicle Storage, Enclosed				P		

Table 4.26						
	RLX	RMX	RHX	TCCX	DRI	PRESVX
MAXIMUM RESIDENTIAL GROSS DENSITY	5 du/ac	7 du/ac	10 du/ac	15 du/ac	n/a	n/a
MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO	0.7	0.9	0.9	n/a	0.7	n/a
MAX. NON-RESIDENTIAL FLOOR AREA RATIO	0.25	0.35	0.4	1.0	0.25	n/a
<b>MINIMUM SETBACKS:(from road rights-of-way)</b>						
URBAN COLLECTOR	35'	35'	35'	35'	35'	35'
RURAL MAJOR COLLECTOR	35'	35'	35'	35'	35'	35'
RURAL MINOR COLLECTOR	35'	35'	35'	35'	35'	35'
LOCAL, 60' R/W, or greater	20'	10'	10'	10'	20'	20'
LOCAL, 41- 60' R/W	20'	5'	5'	5'	20'	20'
LOCAL, 40> R/W	20'	5'	5'	5'	20'	20'
<b>MINIMUM SETBACKS (Principal Structure/Accessory Structures)</b>						
INTERIOR SIDE	5'	3'	3'	5'	10'	0'
INTERIOR REAR	10'/5'	5'	5'	5'	20'	0'
MAX. STRUCTURE HEIGHT	40'	50'	60'	85'	40'	0'

\* Minimum setbacks above apply only to front loaded product, see table 4.37 for minimum setback requirements for alley loaded product.

**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:

<b>Table 4.37</b>
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<b>LOT STANDARDS</b>	<b>Single-Family 35' x 85'</b>	<b>Single-Family 35' x 105'</b>	<b>Single-Family 35' x 118'</b>	<b>Single-Family 35'-50' x 120'</b>	<b>Single-Family 40' x 85'</b>	<b>Single-Family 40' x 105'</b>	<b>Townhomes 20-30'x120'</b>
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

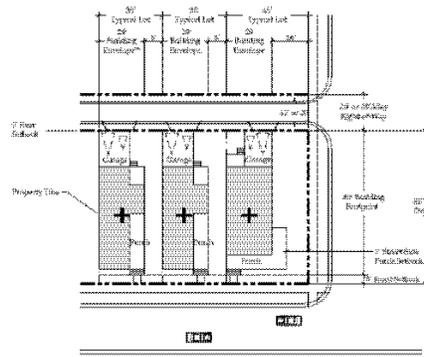
\* Lots fronting amenities, where on street parking is more than 225 feet away from the front property line shall provide a minimum 20 FT garage rear yard setback.

\*\* Minimum setback between buildings shall be 35 FT

### **Ownership**

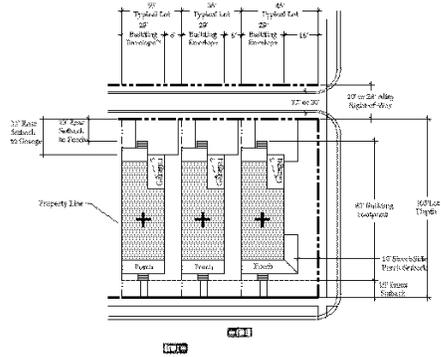
All residential units within Horizons at Grenelefe have the option to become short-term rental units, including timeshares and fractional ownership, by right, upon the fulfillment of the short-term rental requirements listed under the heading "Short Term Rental" in Chapter 3 Section 303 of the LDC, as modified hereby. In recognition of the fact that the existing residential units within the Grenelefe UEA have been allowed short term rental status to date, the notices required under Subsection 1.b. of Chapter 3, Section 303 (Short Term Rental) shall not be required to be sent. Additionally, since all residential units within Horizons at Grenelefe are potentially eligible for short term rental status, no vegetative buffer shall be required along boundaries separating short-term rental units from non-short term rental units.

Figure 4.4



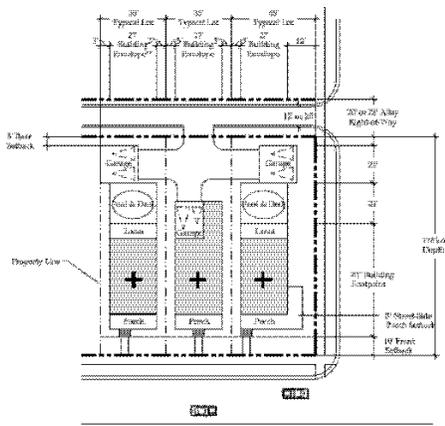
35'x 85' Lot with Rear Alley  
Single Family Detached

Figure 4.5



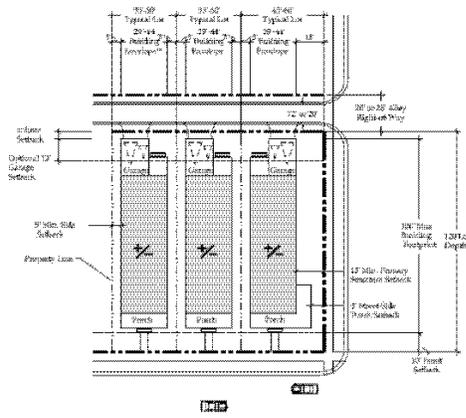
35'x 105' Lot with Rear Alley  
Single Family Detached

Figure 4.6



35'x 118' Lot with Rear Alley  
Single Family Detached

Figure 4.7



35'-50' x 120' Lot with Rear Alley  
Single Family Detached

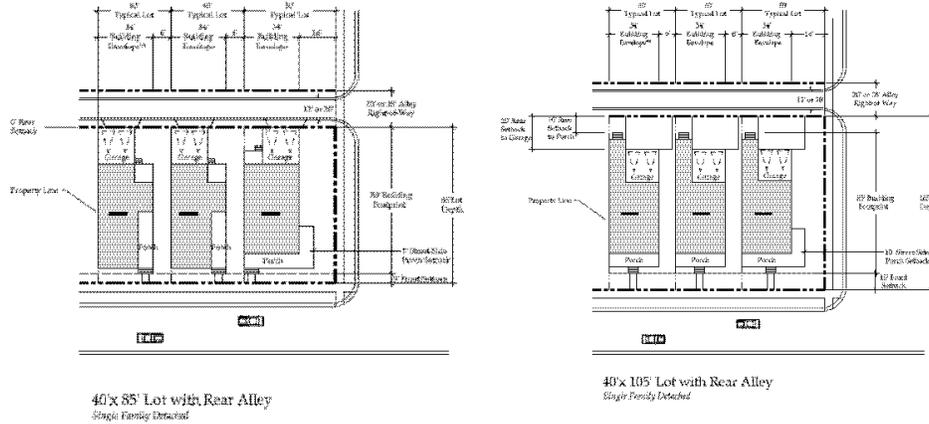
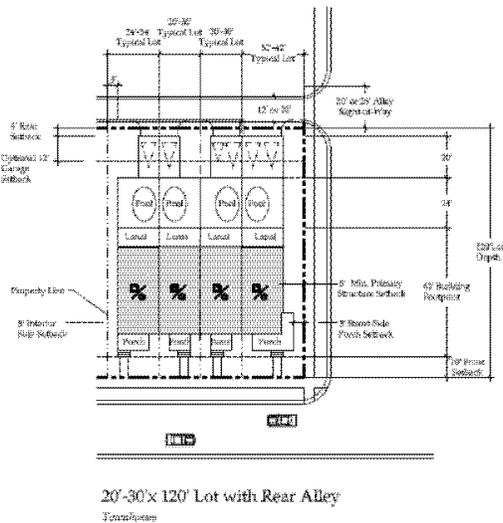


Figure 4.10



**PARKING STANDARDS**

General Parking Standards for Horizon's at Grenelefe are as follows:

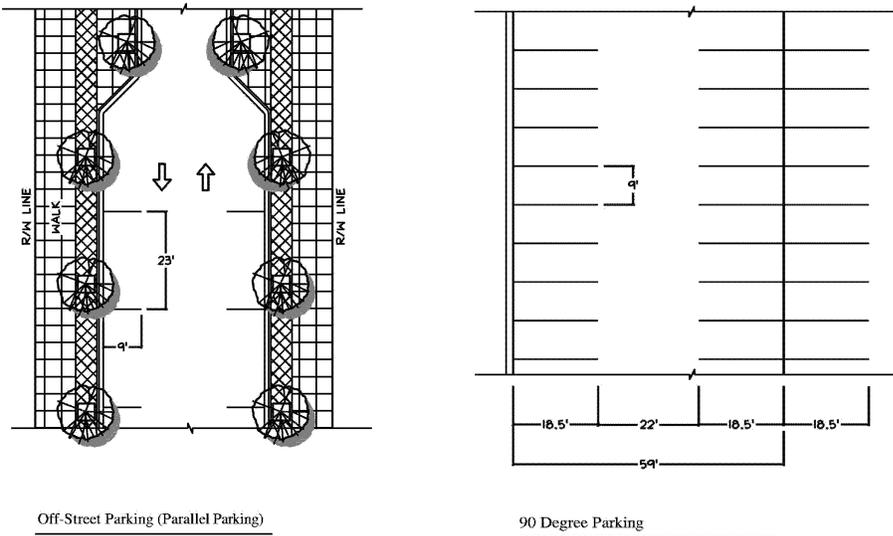
- Residential Use: 2 spaces per dwelling unit
- Hotel Use: 1.25 spaces per room
- Conference Center: 3 spaces per 1000 SF
- Commercial/Office: 3 spaces per 1000 SF
- Golf Course: 3 spaces per hole

**Shared parking:** Where a mix of uses creates staggered peak periods of parking demand, shared parking calculations may reflect a reduction in the total amount of required parking.

**Parking Spaces:** In order to better facilitate traditional neighborhood design, all 90 degree parking spaces (except for handicap spaces) will be a minimum of 9 feet by 18.5 feet. See Figure 4.11 below for typical parking layout.

**On street parking:** Adjacent on-street parking shall be counted towards a land use parking requirement. The amount of on-street parking should be maximized. On street parking within 225 feet of a residential lot may be counted toward one space of the residential requirement.

**Figure 4.11 Typical Parking Layout**



**STREETS AND ROADWAY STANDARDS**

**Street Sections:** Street Sections for Horizon's at Grenelefe are indicated in figures 4.12-4.18 in street sections based on width. These street sections may be modified as required to address environmental constraints. Street sections to be selected for construction will be detailed and submitted to the County during Level 2 Review. However, where the curb radii are proposed to be less than the standards established by the County, the Developer will provide adequate ADA accessibility accommodations at the intersections, prohibit parking within 15' of the intersection and eliminate storm drain inlets from the radii of the intersection.

**Street Lighting:** The Developer will establish lighting standards to be consistent with the community character to be established at Horizon's at Grenelefe. The lighting standards shall be consistent with the Polk County minimum standards for distance between lighting and the amount of light emitted. Detailed street lighting plans will be submitted to the County during Level 2 Review.

**Dead end streets/alleys:** Streets and alleys shall have a length no greater than 500 feet measured the full length of the right-of-way and shall be provided at the closed end with a turnaround.

**Utilities:** All utilities are to be placed underground and within the rights-of-way unless a utility easement exists otherwise. See figure 4.19 for a graphic depiction of this requirement.

Figure 4.12

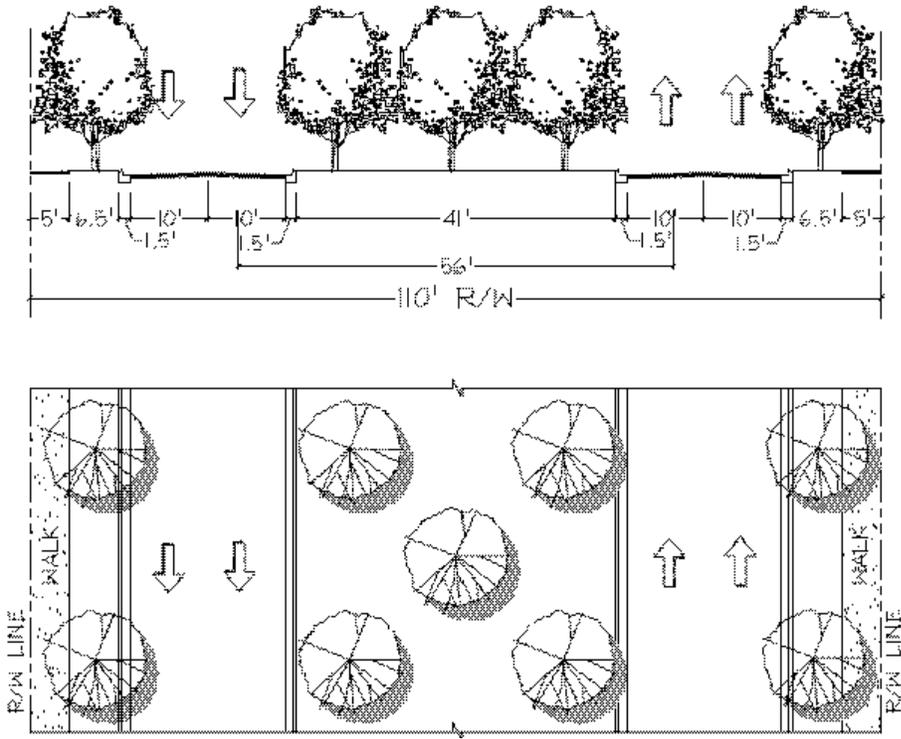


Figure 4.13

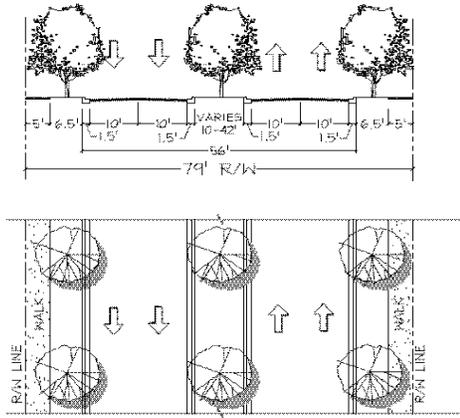


Figure 4.14

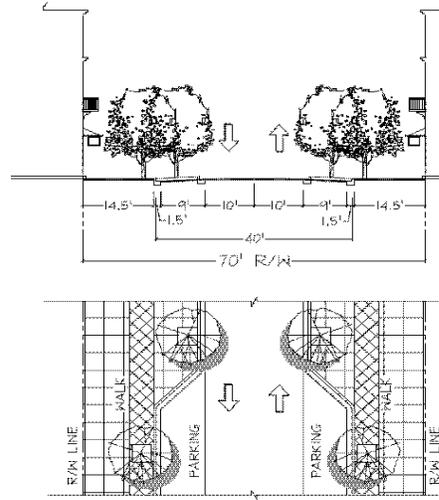


Figure 4.15

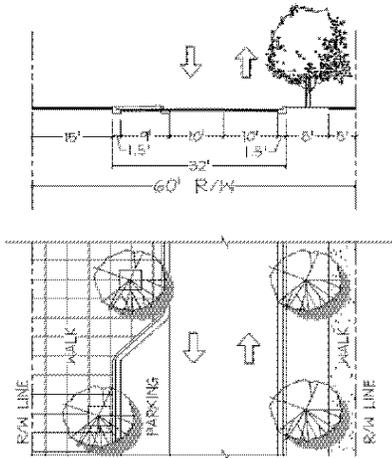


Figure 4.16

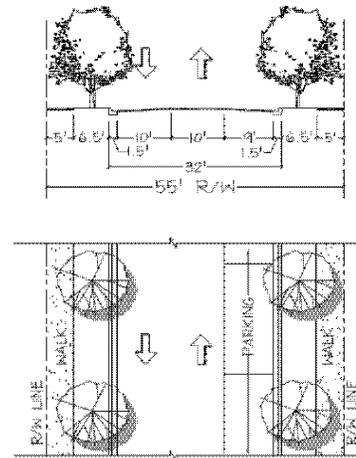


Figure 4.17

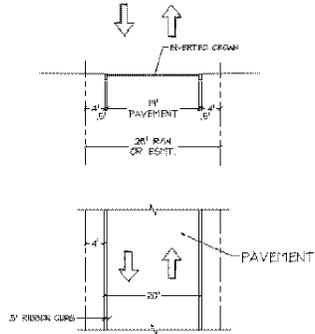


Figure 4.18

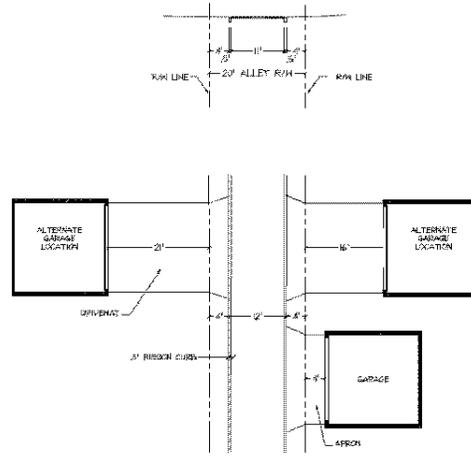


Figure 4.19

