

**ORDINANCE NO. 25-\_\_\_\_\_**

AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING LAND DEVELOPMENT CODE AMENDMENT **LDCT-2024-10**, AMENDING ORDINANCE NO. 00-09, AS AMENDED, THE POLK COUNTY LAND DEVELOPMENT CODE; AMENDING CHAPTER 4, SECTION 402, F, GRENELEFE UTILITY ENCLAVE AREA (UEA) TO MODIFY INTRODUCTORY STATEMENTS, REVISE DEVELOPMENT STANDARDS FOR ALL LAND USE DISTRICTS IN THE GRENELEFE UEA USE TABLE 4.26, REVISE RESIDENTIAL LOT STANDARDS IN TABLE 4.27, REVISE REFERENCES TO SHORT TERM RENTALS, ADD A GENERAL LAND DEVELOPMENT PLAN, AND OTHER RELATED CHANGES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Article VIII, Section I(g) of the Constitution of the State of Florida and the Community Planning Act, Chapter 163, Part II, Florida Statutes (FS), as amended, (the Act) Polk County is authorized and required to adopt a Land Development Regulations consistent with the Polk County Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners adopted said Land Development Regulations on March 1, 2000, titled the Polk County Land Development Code; and

**WHEREAS**, Chapter 9, Section 903 of the Land Development Code requires Land Development Code Amendments to be a Level 4 Review; and

**WHEREAS**, Chapter 9, Section 907 sets forth the purpose and review process for Level 4 Reviews; and

**WHEREAS**, pursuant to Section 125.67 of the Florida Statutes, every ordinance shall embrace but one subject and matter properly connected therewith; and

**WHEREAS**, pursuant to Section 163.3164 of the Florida Statutes, the Polk County Planning Commission conducted a public hearing, with due public notice having been provided, on the proposed Land Development Code Amendment on October 2, 2024; and

**WHEREAS**, the proposed text amendment to the Polk County Land Development Code shall amend standards and limit intensity and density for uses in the Grenelefe Utility Enclave Area (UEA) in Chapter 4; and

**WHEREAS**, the Board of County Commissioners held two public hearings on September 3, 2024 and September 17, 2024 wherein the Board reviewed and considered the Planning Commission's recommendation, the staff report, and all comments received during said public hearings, and provided for necessary revisions; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Polk County, Florida that:

*NOTE: The underlined text indicates proposed additions to the current language. The ~~strikeout~~ indicates text to be removed from the current ordinance.*

**SECTION 1: FINDINGS** The Board hereby finds and determines that:

- a) The findings set forth in the recitals to this Ordinance are true and correct and hereby adopted.
- b) The Planning Commission, acting in its capacity as the Local Planning Agency for the County, held a public hearing on October 2, 2024, to consider the LDC text amendments contained within Application LDCT-2024-10 and found them to be consistent with the Comprehensive Plan and recommended that the Board adopt the LDC Text Amendment contained within Application LDCT-2024-10.
- c) The adoption of LDCT-2024-15 is consistent with the Comprehensive Plan and LDC.

**SECTION 2:** Chapter 4, Section 402.F, Grenelefe Utility Enclave Area (UEA), of the Polk County Land Development Code, Polk Ordinance No. 00-09, as amended, is hereby amended in the following manner:

### **Section 402 Development of Regional Impact and Pre-Development of Regional Impact, and Utility Enclave Areas**

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.

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

The Grenelefe ~~Development of Regional Impact Resort and Convention Center~~ (Grenelefe DRI) is a mixed-use DRI, which was originally primarily oriented towards retirees, tourists, and conventions, but has transitioned to a more permanent residential area. 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 (now called Florida Department of Commerce) 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." Any new development other than on vested and platted lots shall be limited to 1,700 single family units, 246 multifamily units as limited by this section 402, F, and 60,0000 square feet of non-residential development excluding golf course and other recreation amenities. The areas designated TCCX, remaining after the adoption of LDCPAL-2024-6, are exclusive of the 60,000 square feet or residential limitations listed in this paragraph. The remaining TCCX areas shall develop in accordance with the standards in Table 4.25, Table 4.26. and other requirements of this Land Development Code and this section.

**1. Development Standards**

**a. Uses and Standards** - 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 to be consistent with the development standards and requirements contained in Tables , unless otherwise indicated in Table 4.25, 4.26, and 4.27 and other development standards contained in this section and reviewed according to the County's Land Development Code.~~ 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 Locational Eligibility Score Density Bonuses of the Polk County Land Development Code.

Uses listed as conditional may be established only after compliance with the specific conditions and procedures in this Chapter and outlined in Chapter 3, Conditional Uses, and all applicable codes of Polk County and other governmental agencies. See Section 205, E for descriptions of P, C1, C2, C3 and C4

	<b>Table 4.25 <u>Use Table</u></b>
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	<u>NACX</u>	RLX	RMX	RHX	TCCX	DRI	PRESVX
<b>Residential</b>							
Single-family residential		CI	C2	C3	C3	<u>P</u>	
Duplex		C3	P	P	C3		
Multifamily Residential		<del>C3</del> <u>C2</u>	P	P	C3		
<u>Short-Term Rental</u>		<u>C3</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>		
<b>Non-Residential</b>							
Bars, Lounges and Taverns	<u>C3</u>				<del>P</del> <u>C2</u>		
<u>Car Wash, Full Service</u>	<u>C2</u>						
<u>Car Wash, Incidental</u>	<u>C2</u>						
<u>Childcare center</u>	<u>C2</u>				<u>C2</u>		
<u>Clinics &amp; Medical Offices</u>	<u>C2</u>						
Community Centers	<u>C2</u>	C3	C3	C3	C2		
Convention Facilities					<del>P</del> <u>C2</u>		
<u>Cultural Facilities</u>	<u>C2</u>						
<u>Financial Institution</u>	<u>C2</u>						
<u>Financial Institution, Drive Thru</u>	<u>C2</u>						
<u>Gas Station</u>	<u>C2</u>						
<u>Golf Course</u>							
<u>Helistops</u>					<del>P</del> <u>C3</u>	<u>P</u>	
<u>Hotel/Motel</u>					<del>P</del> <u>C2</u>		
<u>Marina</u>					<u>C1</u>		
<u>Medical Marijuana Dispensaries</u>	<u>C2</u>						
<u>Night Clubs and Dance Halls</u>					<u>P</u>		
<u>Nurseries and Greenhouses</u>	<u>C2</u>						
Offices	<u>C2</u>				<u>P</u>		
<u>Office Park</u>	<u>C2</u>						
Outdoor Concert Venue					C3		
Personal Services	<u>C2</u>				<u>P</u>		
Recreation and Amusement, General	<u>C2</u>				<del>P</del> <u>C2</u>		
<del>Recreation, Active</del>		<u>P</u>	<u>P</u>	<u>P</u>	<del>P</del> <u>C2</u>	<u>P</u>	
Recreation, High Intensity		C3	C3	C3	<del>P</del> <u>C3</u>	<del>P</del> <u>C3</u>	
Recreation, Low Intensity		P	P	P	<u>P</u>	<del>P</del> <u>C3</u>	C2
Recreational Vehicle Storage	<u>C2</u>				C2		
<u>Religious Institution</u>	<u>C2</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>	<u>C2</u>	<u>C3</u>	
<u>Restaurant, Drive-thru/Drive-in</u>	<u>C2</u>						
Restaurants, sit down/ <u>take-out</u>	<u>C2</u>				<del>P</del> <u>C2</u>		
Retail <u>10,000 – 34,999</u> 5,000–15,000 sq.ft./unit	<u>C2</u>				C2		
Retail <u>35,000 – 64,999</u> above 15,000 sq.ft./unit	<u>C2</u>				C3		
Retail less than <u>10,000</u> 5,000 sq.ft./unit	<u>C2</u>				<del>P</del> <u>C2</u>		
<u>School, Elementary</u>	<u>C2</u>	<u>C2</u>	<u>C2</u>	<u>C2</u>	<u>C2</u>		
<u>School, Middle</u>	<u>C2</u>	<u>C2</u>	<u>C2</u>	<u>C2</u>	<u>C2</u>		
<u>School, High</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>		
<u>School, Leisure/Special Interest</u>	<u>C2</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>		

<u>School, Technical/Vocational/Trade &amp; Training</u>	<u>C3</u>						
<u>School, University/College</u>	<u>C3</u>						
<u>Self-Storage</u>	<u>C2</u>						
<u>Utilities, Class 1</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C1</u>	<u>P</u>		<u>P</u>
<u>Utilities, Class 2</u>	<u>P</u>	<u>C1</u>	<u>C1</u>	<u>C1</u>	<u>C2</u>		<u>P</u>
<u>Utilities, Class 3</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>	<u>C3</u>		
<u>Veterinary Service</u>	<u>C2</u>				<u>C2</u>		
<u>Vehicle Storage, Enclosed</u>					<u>P</u>		

<b>Table 4.26-Dimensional Table</b>							
	<b>NACX</b>	<b>RL-1X</b>	<b>RMX</b>	<b>RHX</b>	<b>TCCX</b>	<b>DRI</b>	<b>PRESVX</b>
MAXIMUM RESIDENTIAL GROSS DENSITY	<u>N/A</u>	5 du/ac	7 du/ac	10 du/ac	15 du/ac	<del>n/a</del> <u>2 du/a</u> <u>c</u>	n/a
MAX. NON-RESIDENTIAL IMPERVIOUS SURFACE RATIO	<u>0.7</u>	0.7	0.9	0.9	n/a	<u>0.7</u>	n/a
MAX. NON-RESIDENTIAL FLOOR AREA RATIO	<u>0.25*</u>	0.25	0.35	0.4	1.0	<u>0.25</u>	n/a
<b>MINIMUM SETBACKS:(from road rights-of-way)</b>							
URBAN COLLECTOR	<u>35/65</u>	35'	35'	35'	35'	<u>35'</u>	35'
RURAL MAJOR COLLECTOR	<u>35/65</u>	35'	35'	35'	35'	<u>35'</u>	35'
RURAL MINOR COLLECTOR	<u>35/65</u>	35'	35'	35'	35'	<u>35'</u>	35'
LOCAL, 60' R/W, or greater	<u>30/60</u>	20'	10'	10'	10'	<u>20'</u>	20'
LOCAL, 41- 60' R/W	<u>30/60</u>	20'	5'	5'	5'	<u>20'</u>	20'
LOCAL, 40> R/W	<u>30/55</u>	20'	5'	5'	5'	<u>20'</u>	20'
<u>Garage setbacks</u>	<u>N/A</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>N/A</u>
<b>MINIMUM SETBACKS (Principal Structure/Accessory Structures)</b>							
INTERIOR SIDE	<u>15/15</u>	5'	3'	3'	5'	<u>5'</u>	0'
INTERIOR REAR	<u>15/15</u>	10'/5'	5'	5'	5'	<u>10'/</u> <u>5'</u>	0'
MAX. STRUCTURE HEIGHT	<u>50</u>	40'	50'	60'	85'	<u>40'</u>	0'
<u>*See Table 4.27</u>							

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

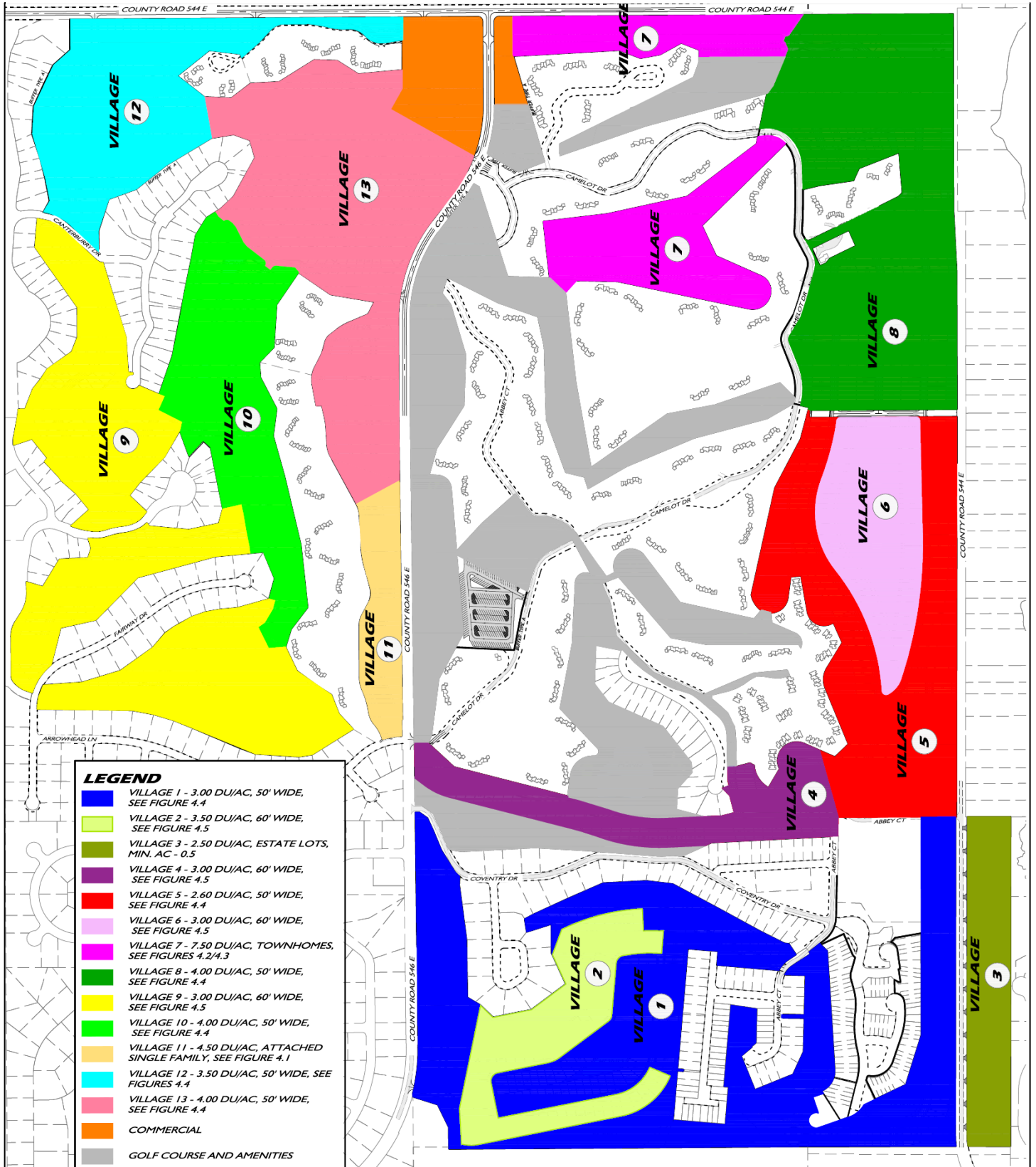
### **b. Village Areas Development Standards Minimum Residential Lot Area**

The Following Standards apply to all new development displayed in the Villages in Figure 4.4. A Planned Development will be required if any density, lot width and unit type are inconsistent with Table 4.27 below. Table 4.27 is meant to limit the density, lot width, unit type and minimum lot size for purposes of compatibility rather than specific unit counts for each village. This will allow some flexibility of the 1,275 single family units and 246 multifamily units to shift between village without future text amendments. ~~single-family and townhouse development in the Grenelefe development with garages in rear of the structure otherwise Table 4.26 shall apply:~~

Table 4.27 Development Limitations Table

<u>Residential</u>					
	<u>Maximum Density or FAR for NAC and Golf course amenity area</u>	<u>Minimum Lot Widths</u>	<u>Unit type</u>	<u>Minimum Lot size</u>	<u>Figure Reference</u>
<u>Village 1</u>	<u>Three (3) dwelling units per acre</u>	<u>50'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 2</u>	<u>Three and a half (3.5) dwelling units per acre</u>	<u>60'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 3</u>	<u>Two and a half (2.5) dwelling units per acre</u>	<u>50'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 4</u>	<u>Three (3) dwelling units per acre</u>	<u>60'</u>	<u>Single Family Detached</u>	<u>Half an acre</u>	<u>4.4</u>
<u>Village 5</u>	<u>Two and six tenths (2.6) dwelling units per acre</u>	<u>50'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 6</u>	<u>Three (3) dwelling units per acre</u>	<u>60'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 7</u>	<u>Seven and a half (7.5) dwelling units per acre</u>	<u>Per Chapter 2, 7, 8</u>	<u>Multifamily*</u>	<u>N/A</u>	<u>4.4</u>
<u>Village 8</u>	<u>Four (4) dwelling units per acre</u>	<u>50'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 9</u>	<u>Three (3) dwelling units per acre</u>	<u>60'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 10</u>	<u>Four (4) dwelling units per acre</u>	<u>50'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 11</u>	<u>Four and a half (4.5) dwelling units per acre</u>	<u>Per Chapter 2, 7, 8</u>	<u>Multifamily*</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 12</u>	<u>Three and a half (3.5) dwelling units per acre</u>	<u>50'</u>	<u>Multifamily*</u>	<u>6,000</u>	<u>4.4</u>
<u>Village 13</u>	<u>Four (4) dwelling units per acre</u>	<u>50'</u>	<u>Single Family Detached</u>	<u>6,000</u>	<u>4.4</u>
<u>Non-residential</u>					
	<u>Maximum FAR or Square footage</u>				
<u>Commercial</u>	<u>60,000 square feet for all of Grenelefe UEA except TCCX</u>				<u>4.4</u>
<u>Golf Course and amenities</u>	<u>FAR based on land use district, recreation and open space requirements and other requirements</u>				<u>4.4</u>
<u>*See Section 402, F, 2. b</u>					

**Figure 4.4** – to be added on municode



<b>Table 4.37</b>							
<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' x 50' x 120'</b>	<b>Single-Family 40' x 85'</b>	<b>Single-Family 40' x 105'</b>	<b>Townhomes 20-30' x 120'</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

## 2. Conditional Development Standards

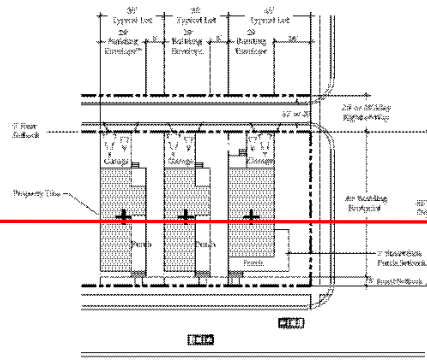
### a. Short Term Rental Ownership

~~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, all the units existing of the approval date of this paragraph under the "Ownership" section, January 7, 2025 shall continue to be allowed use as a short-term rental unit status. 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.~~

b. Multifamily – Multifamily shall be limited to town homes and single family attached.

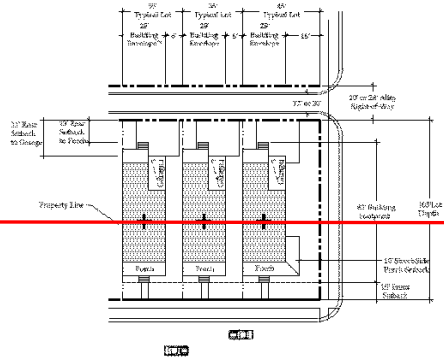


Figure 4.4



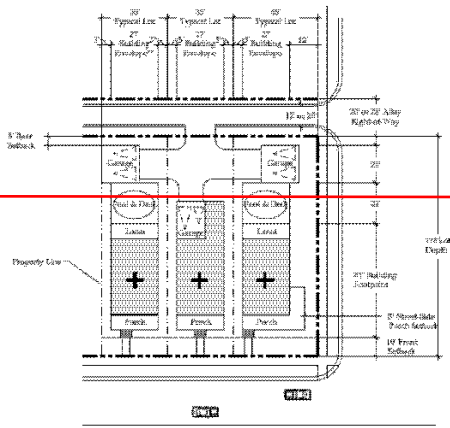
35'x 85' Lot with Rear Alley  
Single Family Detached

Figure 4.5



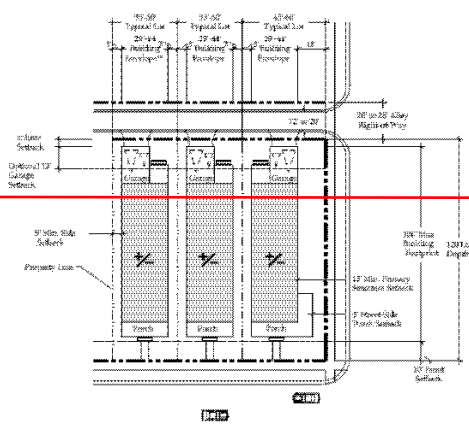
35'x 105' Lot with Rear Alley  
Single Family Detached

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

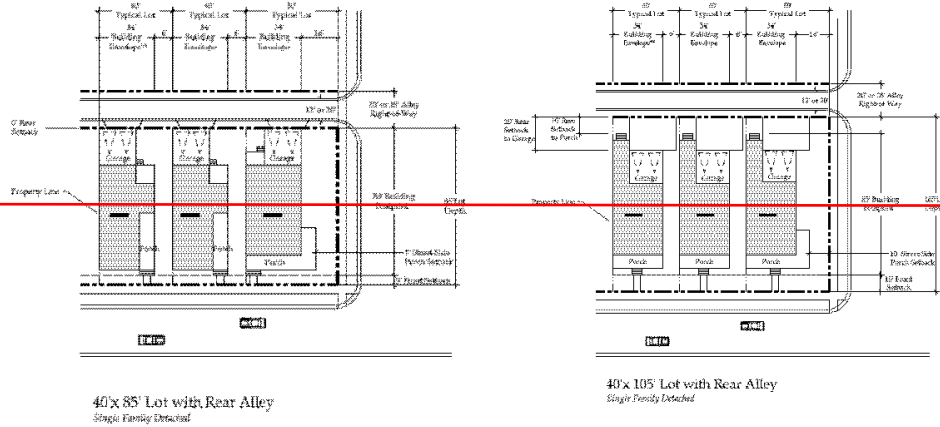
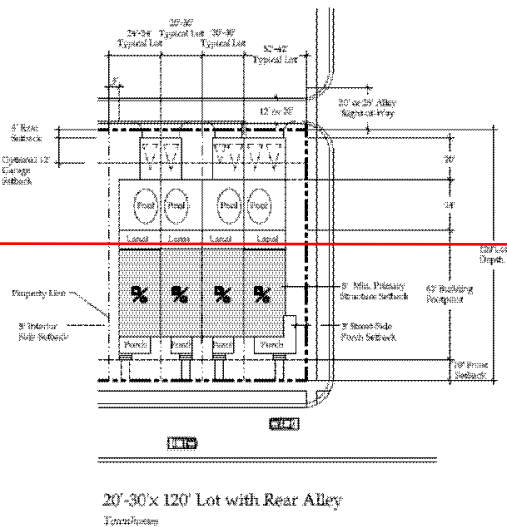


Figure 4.10



**c. Transportation Study** – Section 703 of the LDC provides the concurrency review process to ensure adequate public facilities. Appendix C of the LDC identifies the purpose of a traffic impact study to identify the potential impacts of new development on the Polk County transportation system and to provide information which will allow a concurrency determination to be made on each impacted segment. It is anticipated that not all the developable land will be submitted with the first Level 2 Review which means some Level 2 Reviews will require a Major Traffic Study, some a Minor Traffic Study and some Level 2 Review requests will be too small for any traffic study per the requirements of Appendix C of the LDC.

Prior to the first Level 2 Review approval, a Major Traffic study will be prepared and performed in accordance with a methodology to be developed in conjunction with Polk County and the Polk Transportation Planning Organization (TPO) to analyze all future development and identified improvements on impacted links. Subsequent Major Traffic Studies shall incorporate previous development as required per Appendix C of the LDC.

Consistent with Appendix E, e. Minor Traffic Studies, for those Level 2 Reviews meeting the threshold for a Minor Traffic study, the study shall include the standard form for a Minor Traffic Study and an evaluation of the first directly accessed segment and additional segments where the

original Major Traffic Study indicated all of the future development displayed in Figure 4.4 as being significant. Significance means that project traffic is five percent (5 %) or more of the capacity of the impacted links. Per Appendix E., e. 5., 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. The methodology for the additional analysis to be part of each subsequent Minor Traffic Study shall be reviewed for a final approval by Polk County and the Polk TPO. The developer is eligible to implement transportation improvements negotiated from a Development Agreement or proportionate share agreement as permitted by the Comprehensive Plan and Land Development Code.

**d. Buffers and recreation and open space – The following shall apply:**

- i. Existing trees in the Village, Commercial and Golf Course/amenity area shall be preserved to the greatest extent possible to maintain the mature trees.
- ii. Open space shall be required per section 750 of the Land Development Code

**e. Public Utilities Site – Improvements to the public utilities requested on a separate parcel from that existing in 2024 shall require a review consistent with Table 4.25.**

**f. Open Space and Recreation Area Requirements**

- i. Recreation Land dedicated within the development shall meet the Open Space and Recreation requirements which shall require a minimum 500 sq. ft. of park-and-recreation space per unit. In no case shall any individual recreation area be less than 10,000 square feet in area.
- ii. An Open Space Plan shall be submitted as part of the application for each Level 2 Development approval. The plan shall designate the boundaries, the size, and the proposed use of all Open Space for each plan and the overall cumulative area provided. The plan shall specify whether the Open Space areas will be dedicated or preserved and by what mechanism. Open Space shall not consist of setbacks, landscaped parking i lands, tracts for lift stations, wetlands, stormwater management facilities, rights-of-way, parking lots, or landscaping buffers unless noted below:
  - 1. Landscaping buffers meeting or exceeding 25 feet in width and planted with Type "C" landscaping which provide a transition from neighboring developments may count towards Open Space requirements.
  - 2. Stormwater facilities may be used to meet Open Space requirements only if all facilities onsite are curvilinear in design and meet the canopy and understory tree planting requirements of a Type "C" Buffer. This landscaping may be clustered and shall be landscaped with species native to the area.

3. To meet recreation requirements, stormwater facilities shall meet the Open Space standards above and be utilized for active or passive recreation. Pedestrian connectivity to these features is required.
4. Where Type II-IV Amenities abut residential lots, Type "C" landscape buffering shall be provided to separate the residential property from the park.
5. Wetland buffers may be counted towards Open Space if a 25-foot setback is maintained throughout the entire buffer.

#### **h. Parking Standards –**

- i. Parking requirements for each unit, recreational uses, and non-residential development shall be required per Chapter 7 of the LDC.
- ii. In addition, a minimum of two exterior spaces per unit shall be required of all single family attached and detached, duplex, and townhome developments whether lots are platted or not platted.
- iii. Additional parking is required for developments with upland densities above three dwelling units per acre or lot widths less than 65 feet in width. This parking can be provided in the development through evenly distributed clustered parking lots or parallel parking on private roads or drive aisles. Additional parking shall be provided in accordance with Table 3.6 located in Chapter 3 of the Land Development Code.

#### **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

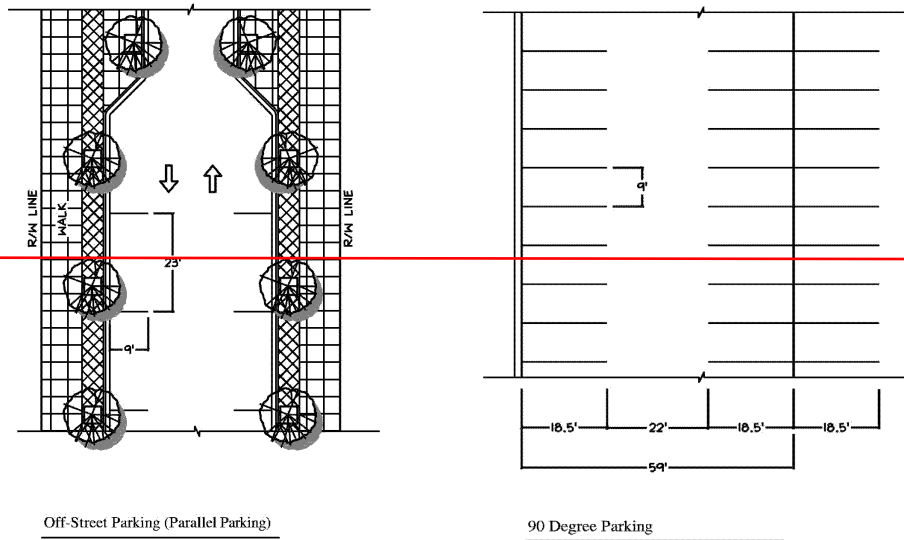
Golf Course: 3 spaces per hole

**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 All figures that follow are being removed**



**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

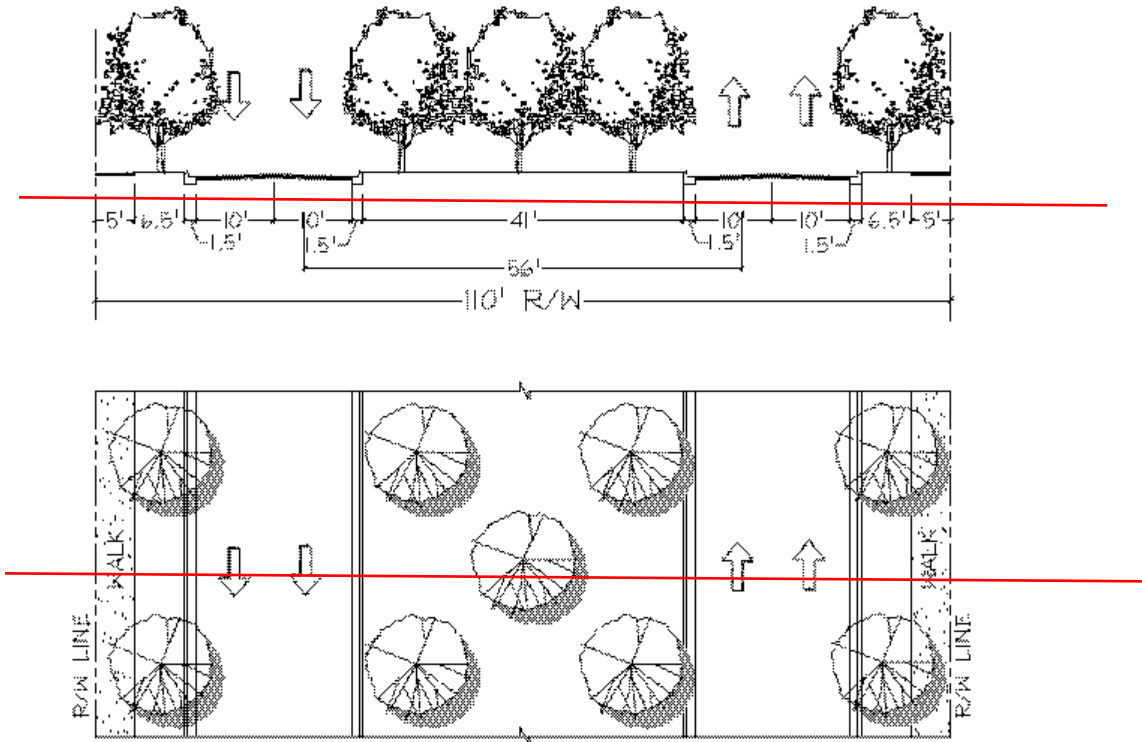


Figure 4.13

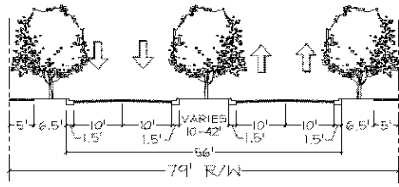


Figure 4.14

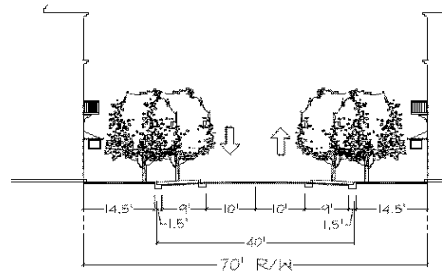


Figure 4.15

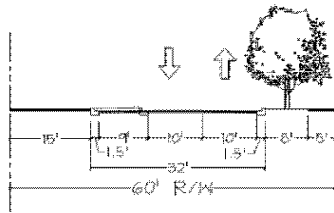


Figure 4.16

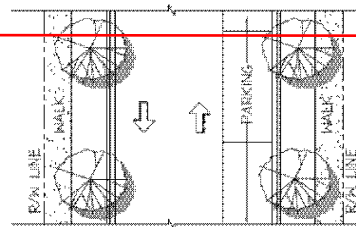
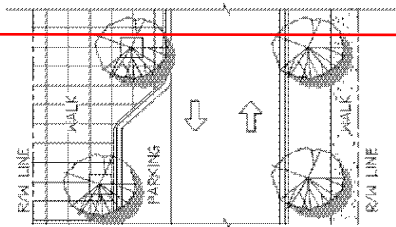
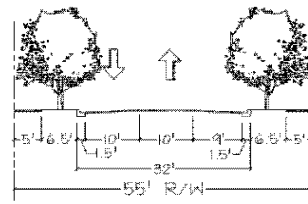


Figure 4.17

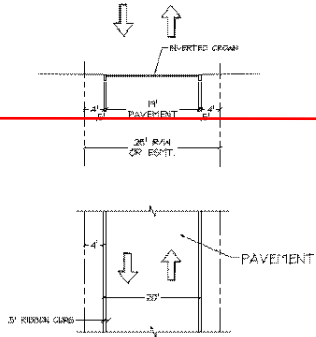


Figure 4.18

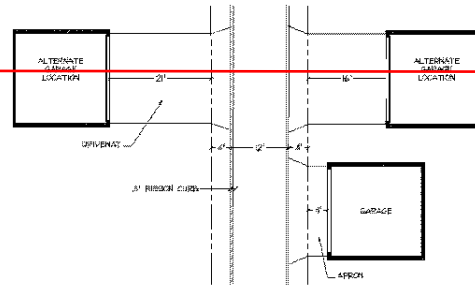
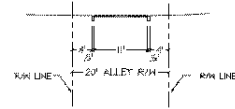
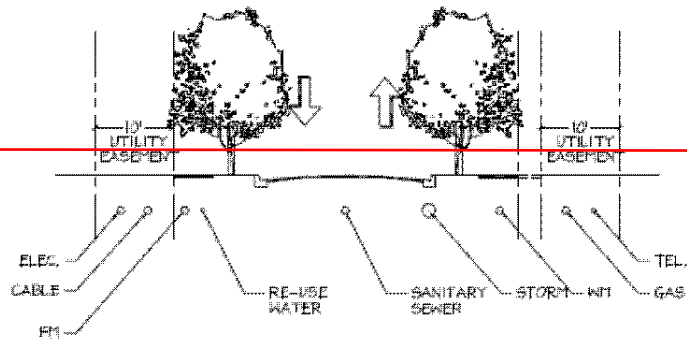


Figure 4.19





**SECTION 3: SEVERABILITY**

If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction the other provisions shall remain in full force and effect.

**SECTION 4: EFFECTIVE DATE**

This ordinance shall become effective upon filing with the Department of State.

ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY,  
FLORIDA this 7<sup>th</sup> day of January 2025.