

APPENDIX 2.130

SECTION 2.130 - DRI & PRE-DRI SELECTED-AREA PLANS

As specified in Policy 2.127-A6 this PRE-DRI & DRI SAP Section includes a brief summary of each of 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 Polk County Office of Planning and Development, or with the Department of Economic Opportunity (DEO). All DRIs except Poinciana, Indian Lake Estates, and Grenelefe have approved Development Orders on file with the Polk County Land Development Division. The tables below provide general development totals. The Development Orders for each DRI detail the specific amount of development permitted in each DRI.

SECTION 2.130-A: POINCIANA (PRE-DRI #1)

The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within 8 villages, 9 estate areas, and 6 office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Section 830.06 and 120.57, FS, which vested this project from the Development of Regional Impact (DRI) review process.

The approved master development plan for Poinciana and subsequent modifications to various portions of this development are on file in the offices of the Polk County Land Development Division. Approved land uses are also detailed in the Poinciana Binding Letter of Interpretation of Vested Rights Status, date May 17, 1983, and subsequent Binding Letters of Modification to a Development of Regional Impact with Vested Rights, issued by and on file with the Department of Economic Opportunity (DEO). Additional copies are also available through the Polk County Land Development Division.

POINCIANA BOUNDARIES AND INCLUDED AREAS

1. Since the PUD was established, the boundaries have changed several times because properties have been added and removed from the original PUD. There are two ways to establish if a property lies within the boundaries of the Poinciana Pre-DRI:
 - a. A Binding Letter of Interpretation or Modification (BLIM) from the state agency with jurisdiction can verify that lot is within the boundaries of the DRI; or
 - b. If the property lies within the boundaries of a platted village within PUD 71-10;

2. If a property is not within the DRI or PUD, its land-use is Agricultural/Residential Rural (A/RR). If it can not be accurately determined by the Future Land Use Map that a piece of property is within the Poinciana Development, the master site plan, PUD maps, recorded plats and BLI or BLM will be used to make the determination; likewise if the property owner can demonstrate that a piece of property is not part of the Poinciana development its land-use will be Agricultural/ Residential Rural (A/RR).
3. Once it is established that the property is or is not within the DRI boundaries, a Comprehensive Plan Map amendment may be required to change the land use to PRE-DRI#1 or A/RR whichever is deemed appropriate.

SECTION 2.130-B: INDIAN LAKE ESTATES (PRE-DRI #2)

GOAL 2.130-B1: Remain a secure and sustainable suburban resort-oriented community.

OBJECTIVE 2.130-B1: Polk County shall review level of service for roadways, traffic, utilities, educational facilities, public safety, and recreation after 500 new dwelling units are constructed or in five years from the date this amendment becomes effective, which ever comes first and, amend the plan for Indian Lake Estates as needed.

POLICY 2.130-B1.1: No lot subdivided from an existing lots of record or new lot created will be eligible to obtain a building permit.

POLICY 2.130-B1.2: Multi-Family (larger than quadruplex); Group Living Facilities, Family Care Home, Group Home and Congregate; Retail, more than 50,000 square feet; Manufacturing; and Junkyards are prohibited in all ILE land use districts.

POLICY 2.130-B1.3: Commercial Vehicle parking is prohibited within all ILE residential areas. RV and boat parking within all ILE residential areas shall be required to follow County=s parking buffer and setback regulations to be outlined in the LDC.

GOAL 2.130-B2: Preserve the natural beauty, wildlife and solitude of ILE and the surrounding area.

POLICY 2.130-B2: No roadway, Greenway, Parkway, canal, lake or other right-of-way shall be closed or vacated within ILE.

GOAL 2.130-B3: Encourage sustainable growth by promoting a mixture of residential and non-residential uses outside the gate; and allowing only single-family residential and amenities with services inside the gate.

OBJECTIVE 2.130-B3: Pursuant to the Polk County Comprehensive Plan Policy 2.110-E1, an area with a population of approximately 20,000 persons (figured at 8000± lots by 2.5 persons per household) is recommended to have between 20 and 60 acres of Usable Area and 150,000 to 500,000 square feet of Gross Leasable Area (GLA) for commercial and office space. This assumes there are other convenient commercial activity centers within close proximity. Currently there are no other commercial activity centers within close proximity and therefore a greater, approximately 95± acres of commercial and office may be needed in ILE.

POLICY 2.130-B3.1: All land uses for ILE will be modifications in the Polk County Land Development Code (LDC) and Comprehensive Plan (COMP) and contain extra-criteria (X).

POLICY 2.130-B3.2: Uses inside the ILE gate shall consist of single-family conventionally built homes in **Residential-Suburban “X” (RSX)** district or **Recreation and Open Space (ROSX)** districts containing community amenities and services.

POLICY 2.130-B3.3: Uses outside the gate will consist of a mixture of low to medium density residential, community services, small scale service retail and professional commercial, and be further defined in the Land Development Code. Examples of these non-residential uses include, but are not limited to; bakery, restaurant, florist, jeweler, arts & crafts / gift shop, motel and/or hotel, grocery store, pharmacy, hardware store, appliance / furniture, electric sales, strip mall, auto and boat service (with sales and leasing), beauty shop / barber, dry cleaner / laundry, electrician, plumber, home improvement (lawn, paint, roof, gutter), child and adult care facility, medical facility (doctor and dentist), attorney office, accountant / financial advisor office, insurance office, and real estate office. Land Use Designations are to include:

Residential Low “X” (RLX) single family and duplex homes upon review.

Residential Medium “X” (RMX) single family, duplex and quadruplex homes upon review.

Office Center “X” (OCX) The purpose of the OCX district is to provide areas for small offices. The OC district permits professional offices and some retail uses.

Lots 31-43 in Block 325 and Lots 1-10 in Block 324 along Deland Avenue and Lots 17-28 in Block 334 and Lots 28-46 in Block 335 along St. Petersburg Drive require a Conditional Use Level 3 (C3) review.

Neighborhood Activity Center “X” (NACX) The purpose of the NACX district is to provide for the daily shopping needs of residents within neighborhoods surrounding the center. The NACX district includes non-residential uses such as offices, grocery stores, drug stores banks and community facilities.

Community Activity Center “X” (CACX) The purpose of the CACX district is to provide for shopping needs of residents living within the surrounding community. The CACX district permits special residential development, non-residential uses such as offices, department stores supermarkets, restaurants and community facilities.

Institutional “X” (INSTX): The purpose of the INSTX district is to provide for the use and development of lands for private and public service structures with minimal external impacts such as government facilities, cultural facilities, and Class I and Class II utilities.

Recreation and Open Space “X” (ROSX) The purpose of the ROSX district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for residents and visitors.

POLICY 2.130-B3.4: Uses outside the gate will have limited intensity if adequate infrastructure and services are not provided. With regard to utilities, the following table lists the maximum intensities and densities allowed given the availability centralized water and sewer service:

FLU	Without Central Water or Sewer Maximum Density	Without Central Water or Sewer Maximum FAR	With Central Water, but not Sewer Maximum Density	With Central Water, but not Sewer Maximum FAR	With Central Water & Sewer Maximum Density	With Central Water & Sewer Maximum FAR
RLX	1 du/ac	0.05	2 du/ac	0.1	5 du/ac	0.25
RMX	1 du/ac	0.05	4 du/ac	0.15	10 du/ac	0.25
OCX	1 du/ac	0.1	2 du/ac	0.2	5 du/ac	0.30
NACX*	1 du/ac	0.1	4 du/ac	0.2	10 du/ac	0.25
CACX*	1 du/ac	0.15	4 du/ac	0.2	10 du/ac	0.35
INSTX	n/a	0.1	n/a	0.2	na/	0.25

POLICY 2.130-B3.5: Uses desired in all areas of ILE include single-family residential, preserve, open space, recreation area, park, and walking area (greenway). Therefore, additional **Recreation and Open Space “X” (ROSX)** is to be designated to all parks, Greenways, Parkways, lakes and canals in addition to areas shown on map.

POLICY 2.130-B3.6: Undesired uses in any and all areas of ILE include, but are not limited to; industrial / production, high impact commercial, big box, any new use producing heavy truck traffic, half-way house / “drop-in” center, junkyard, large scale apartment complex. There were additional uses that were not desired that do not appear on this list because the use can not be legally regulated. These uses include, but are not limited to; bar / tavern, pool hall, and adult entertainment / business.

POLICY 2.130-B3.7: Uses that have debated desire amongst the community include, but are not limited to; gas station, light manufacturing / assemblage, clinic, additional churches, religious retreat, school, size of housing; RV, mobile and/or manufactured home areas; RV, truck and boat parking on residential lots. Since these uses have been identified as a mixed desire, they will be conditional uses and require a Level 3 (C3) review.

* Residential only permitted in NACX and CACX in connection with retail as a mixed use or live-work unit

Table 1.1: Future Land Use Map (FLUM) Acreage

FLU	*Approximate Acreage (of recorded lots)	†Number of Recorded Lots	‡Percent (%)
Residential Suburban (RSX)	3700	7500	74
Residential Low (RLX)	200	391	4
Residential Medium (RMX)	40	83	<1
Office Center (OCX)	30 (permitted) 10 (conditional)	87	<1
Neighborhood Activity Center (NACX)	40	71	<1
Community Activity Center (CACX)	15	24	<1
Institutional (INSTX)	15	12	<1
Recreation and Open Space (ROSX) / Right-of-Way	1000	N/A	20
Total	5,000	8,168	100

POLICY 2.130-B3.8: Indian Lake Estates (ILE) is a platted subdivision of residential and non-residential lots recorded in the official records of Polk County, Florida, consisting of 8,000 ± lots (approx. 5,000 acres). ILE is not a vested development from the DRI statute. In addition to assigned land uses, ILE is governed by a set of restrictive covenants. Land use is in addition to, and does not supersede ILE covenants. However, covenants do not supersede County Ordinances. The more restrictive apply, but the County does not enforce covenants.

* The acreage is an approximate rounded amount and is not an accurate measurement. In order for an accurate measurement an engineer survey is needed.

† Numbers are a rough count and subject to change.

‡ Percentages have been rounded to nearest positive percent.

UNIT #	PLAT BOOK #//PAGE #	*LOTS	FLU
1	PB 39, PG 1	864	RSX
2	PB 39, PG 14	864	RSX
3	PB 39, PG 18	432	RSX
4	PB 39, PG 30	432	RSX
5	PB 39, PG 31	864	RSX
6	PB 40, PG 41	868	RSX
7	PB 39, PG 46	418	RSX
8	PB 39, PG 47	137	RSX
9	PB 40, PG 42	864	RSX
10	PB 40, PG 14	308	See Below
11	PB 40, PG 15	429	See Below
12	PB 40, PG 19	N/A	ROSX
13	PB 40, PG 20	544	RSX (See ROSX Below)
14	PB 40, PG 21	844	RSX (See ROSX Below)
15	PB 40, PG 48	24	RSX
16	PB 40, PG 14	79	RSX
17	PB 40, PG 50	26	See Below
Woodlands	PB 87, PG 34	171 (Stormwater management area exempt and designated ROSX)	RSX
		TOTAL LOTS =8,168	

Except for certain lots in Units 10, 11, 12, 13, 14 and 17, the permitted use of all lots within this development is single-family residential. The following lots in Unit 10 and 11 are designated as RLX:

- Block 322 Lots 1-4 (All)
- Block 323 Lots 1-6, 11-13
- Block 324 Lots 15-22

* Numbers are a rough count and subject to change. Also, there are additional non-buildable parcels that have been created as parks, Greenways, Parkways, lakes and canals. Therefore, additional **Recreation and Open Space “X” (ROSX)** is to be designated to all parks, Greenways, Parkways, lakes and canals in addition to areas shown on map and listed in table.

Block 325	Lots 1-20
Block 326	Lots 25-44
Block 327	Lots 1-10, 22-30
Block 328	Lots 1-10 (All)
Block 329	Lots 1-10 (All)
Block 330	Lots 6-10
Block 331	Lots 1-5
Block 332	Lots 6-10
Block 334	Lots 5-16
Block 335	Lots 1-19
Block 336	Lots 1-29 (All)
Block 337	Lots 1-41 (All)
Block 338	Lots 1-34 (All)
Block 339	Lots 1-30 (All)
Block 340	Lots 1-12, Parcel 034013 (All)
Block 341	Lots 1-34 (All)
Block 342	Lots 1-9 (All)
Block 343	Lots 1-14 (All)
Block 344	Lots 1-15 (All)
Block 345	Lots 40-69

The following lots in Unit 10 and 11 are designated as RMX:

Block 317	Lots 1-26 (All)
Block 318	Lot 1, Parcel 031801
Block 333	Lots 1-15 (All)
Block 346	Lots 9-16
Block 347	Lots 1-16 (All)
Block 348	Lots 1-16 (All)

The following lots in Unit 10 and 11 are designated as OCX:

Block 320	Lots 3-8
Block 321	Lots 21-25, 29-38
Block 323	Lots 7-10
Block 324	Lots 1-10, 13-14
Block 325	Lots 21-22, 31-43
Block 326	Lots 23-24
Block 327	Lots 20-21
Block 334	Lots 17-28
Block 335	Lots 28-46

The following lots in Unit 10, and 17 are designated as NACX:

Block 318	Lots 2-6
Block 319	Lots 1-14
Block 320	Lots 1-2, 9-10, 12-28, Parcels 032038 and 000380
Block 321	Lots 26-28
Block 324	Lots 11-12
Block 325	Lots 23-30
Block 327	Lots 11-19

Block 334 Lots 1-4, 29-32

Block 335 Lots 20-27

The following lots in Unit 10 and 17 are designated as CACX:

Block 319 Lots 15-19

Block 320 Lots 29-37, Parcel 000380

The following lots in Unit 10 and 11 are designated as INSTX:

Block 321 Parcel 032140

Block 325 Parcel 032544

Block 330 Lots 1-5

Block 331 Lots 6-10

The following lots in Unit 10, 13 and 14 are designated as ROSX:

Block 319 Parcels 031920 and 031921

Block 359 Parcel 035917

Block 383 Parcel 038317

Additionally, ROSX is to be designated to all parks, Greenways, Parkways, lakes and canals.

GOAL 2.130-B4: For Indian Lake Estate to continue to develop at the same quality as it has in the past.

OBJECTIVE 2.130-B4: To recognize the Indian Lake Estates Restatement of Residential and Commercial Building Standards in the Polk County Land Development Code.

POLICY 2.130-B4.1: Polk County shall recognize the Indian Lake Estates Restatement of Residential and Commercial Building Standards when developing Land Development Code regulations for ILE.

SECTION 2.130-C: RIDGEWOOD LAKES (DRI #1)

SECTION 2.130-D: OAK HILLS ESTATES (DRI #2)

This is a mixed-use DRI, consisting of residential, commercial, and recreational open space on 2,215 acres southeast of Loughman. Development will occur in three five-year phases. The

breakdown of uses is as follows:

LAND USE	ACREAGE	UNITS
Low Density Residential (3 units/acre)		1,082
Medium Density Residential (6 units/acre)		2535
High Density Residential (12 units/acre)		1,245
Community Shopping Centers	19.60	
Neighborhood Shopping Centers	22.20	
Specialty Shopping Area	7.40	
Hotel (Including 10,000 Square Feet of Specialty Shopping Area)		300 Rooms
Sales Center/Office/B&B/Day Care	11.10	
Institutional (Utilities/School/Sheriff)	53.50	
Recreational Open Space/Conservation (Including 36 Holes of Golf)	1,056.90	
TOTAL	2215	4862

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	1359

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

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 Grenelefe UEA 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

* Does not include existing 50,000 square foot convention center.

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 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 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 Pre-existing 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 non-residential 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.

SECTION 2.130-E2: IMPERIAL LAKES (DRI #4)

Imperial Lakes is a 1,700 acre DRI primarily residential containing commercial property and a golf course. Listed below are the land uses.

LAND USE	ACREAGE	UNITS
EXISTING DEVELOPED AREA		
Phase I, Section I	199	480
Phase I, Section II	41.4	71
Phase I, Section III "Woodcrest"	9.4	19
Phase I, Section IA & IB	105	255
Phase I, Section IV "Double Eagle"	6.1	57
Phase II, Section II "Meadow Oaks"	14	104
Phase II, Section III "Creek Woods"	8.5	47
Phase I, Section VII "Pine Run"	5	31
Phase I, Section VIII "Imperial Place"	5.5	50
Phase I, Section IX "Fairwoods"	16.5	231
Phase I, Section V Sparky's/Office Park	6.4	
Phase I, Section VI Sun Bank/Commercial	5.4	
Phase I, Section IX Sales/Main Office	4.5	
Community Service	2	
Open/Golf/Lakes	185.1	
Total:	613.8	1,348
PROPOSED DEVELOPMENT AREA		
Multi-Family A	14.97	224
Multi-Family B	4	48
Multi-Family C	13.6	163
Village A	109.3	651
Village B	111.2	549
Village C	189.5	996
Commercial A	12.05	
Commercial B	12.75	
Open/Golf/Lakes	576.08	
Proposed County Utility/Water Utility	36	
Existing Utilities	4	
Recreation	2.75	
Total:	1086.22	2,631
FINAL TOTAL	1700	3,979

SECTION 2.130-F: WINTERSET (DRI #5)

SECTION 2.130-G: STATE FARM (DRI #7)

The State Farm DRI is an office development on 109 acres. It will contain 445,000 SQ FT of office-space, and serves as a regional headquarters for the State Farm Insurance Company.

SECTION 2.130-H: RIVER RANCH (DRI #8)

The River Ranch DRI is a mixed-use DRI. Primarily containing RV sites, it also has residential and commercial uses. Portions of the development are exempt from the DRI review process. The breakdown of land uses for the site is as follows:

LAND USE	ACREAGE	UNITS
Estates		100
Single-Family		90
Multi-Family (Includes motel units)		322
Recreational Vehicle		2,086
Welcome Center/Administration	2.5	
Retail Commercial	3.67	
Community Facility (Wilderness Camping for Community organizations)		300 Spaces
Service Commercial	1.4	

SECTION 2.130-I: BOARDWALK & BASEBALL (DRI #9)

Revision History Appendix 2.130 DRI & PRE-DRI Selected-Area Plans	
SECTION 2.130	CPA 00A-30 (Ord. 00-53) 6/20/00
SECTION 2.130-A	CPA 11B-06 (Ord. 11-038) 12/8/11; CPA 97B-10 (Ord 97-51) 11/18/97; CPA 00A-30 (Ord. 00-53) 6/20/00
SECTION 2.130 B	CPA 04B-09 (Ord. 04-79) 11/30/04
Policy 2.130-B3.3	LDCPAL 2018-14 (Ord. 19-007) 01/22/19
SECTION 2.130-C	Deleted by CPA 02A-17 (Ord. 02-50) 7/10/02; CPA 00A-30 (Ord. 00-53) 6/20/00;
SECTION 2.130-D	CPA 00A-30 (Ord. 00-53) 6/20/00
SECTION 2.130-E1	LDCPAL 2018-14 (Ord 19-007) 01/22/19; CPA 08A-14 (Ord. 08-032) 6/18/08; CPA 00A-30 (Ord. 00-53) 6/20/00
SECTION 2.130-E2	CPA 00A-30 (Ord. 00-53) 6/20/00

Revision History Appendix 2.130 DRI & PRE-DRI Selected-Area Plans	
SECTION 2.130-F	Deleted by CPA 02A-17 (Ord. 02-50) 7/10/02; CPA 00A-30 (Ord. 00-53) 6/20/00;
SECTION 2.130-G	CPA 00A-30 (Ord. 00-53) 6/20/00
SECTION 2.130-H	CPA 00A-30 (Ord. 00-53) 6/20/00
SECTION 2.130-I	Deleted by CPA 02A-17 (Ord. 02-50) 7/10/02 CPA 00A-30 (Ord. 00-53) 6/20/00;
SECTION 2.130	CPA 12E-02 (Ord. 12-038)
SECTION 2.130A	CPA 12E-02 (Ord. 12-038)