

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 Community Affairs, 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.

B. 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 eight villages, nine estate areas, and six 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, F.S., 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 Development Services. 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 State Department of Community Affairs. Additional copies are also available through the Polk County Planning Division.

1. Poinciana boundaries and included areas. 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 Florida Department of Community Affairs (DCA) 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 cannot 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 DCA 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 Future Land Use Map amendment may be required to change the land use to PRE- DRI#1 or A/RR whichever is deemed appropriate.

C. *Indian Lake Estates (PRE-DRI #2)*

The Indian Lake Estates development comprises more than 5,000 acres and of the zoning designation of Pre-Existing Planned Unit Development (P.E. PUD). There is no approved land use map for Indian Lake Estates. Indian Lake Estates is not a vested development from the DRI statute like Poinciana. This development is a platted subdivision, recorded in the official public records of Polk County, Florida as follows:

UNIT #	PLAT BOOK #/PAGE #	LOTS
1	PB 39, PG 1	864
2	PB 39, PG 14	864
3	PB 39, PG 18	432
4	PB 39, PG 30	432
5	PB 39, PG 31	864
6	PB 40, PG 41	847
7	PB 39, PG 46	420
8	PB 39, PG 47	137
9	PB 40, PG 42	864
10	PB 40, PG 14	305
11	PB 40, PG 15	426
12	PB 40, PG 19	(Recreation Area)
13	PB 40, PG 20	544
14	PB 40, PG 21	844
15	PB 40, PG 48	24
16	PB 40, PG 14	78
17	PB 40, PG 50	(Commercial)
		TOTAL LOTS = 7,942

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

Block 318	Lots 1,5,6
Block 319	Lots 1-19
Block 320	Lots 9-11
Block 321	Lots 26-28
Block 325	Lots 23-28
Block 327	Lots 14, 15, 17

The following lots in Unit 11 are permitted for single-family or duplex residential structures:

Block 346	Lots 9-16
Block 347	All
Block 348	All

D. *Ridgewood Lakes (DRI #1)(09/15/15 - Ord. 15-059)*

Ridgewood Lakes is a mixed use development consisting primarily of single and multi-family dwelling units with golf courses and clubhouse amenities. Also approved is a nominal amount of neighborhood commercial.

E. *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
Detached Single-Family		1,167
Medium Density Residential (6 units/acre)		3,074
Attached Multi-Family		1,238
Community Shopping Centers		
2 Neighborhood Shopping Centers	59.80 (2.7 percent of site)	
Recreational Open Space	1,021.10 (46.1 percent of site)	
TOTAL	2,215	5,479

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.

Table 4.25 (Revised 11/21/17 – Ord. 17-066)

	RLX	RMX	RHX	TCCX	DRI	PRESVX
<i>Residential</i>						
Single Family residential	C1	C2	C3	C3		
Duplex	C3	P	P	C3		
Multifamily Residential	C3	P	P	C3		
<i>Non-Residential</i>						
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	

	Single-Family	Single-Family	Single-Family	Single-Family	Single-Family	Single-Family	Townhomes
LOT STANDARDS	35' x 85'	35' x 105'	35' x 118'	35'-50' x 120'	40' x 85'	40' x 105'	20-30'x120'
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

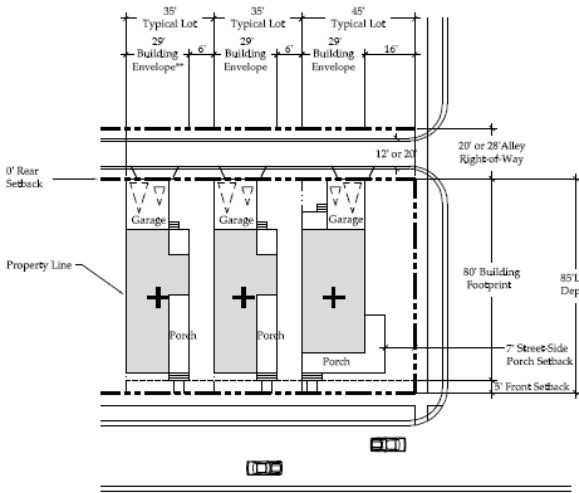
* Lots fronting amenities, where on street parking is more than 225 feet away from the front property line shall provide a minimum 20 FT garage rear yard setback.

** Minimum setback between buildings shall be 35 FT

Ownership

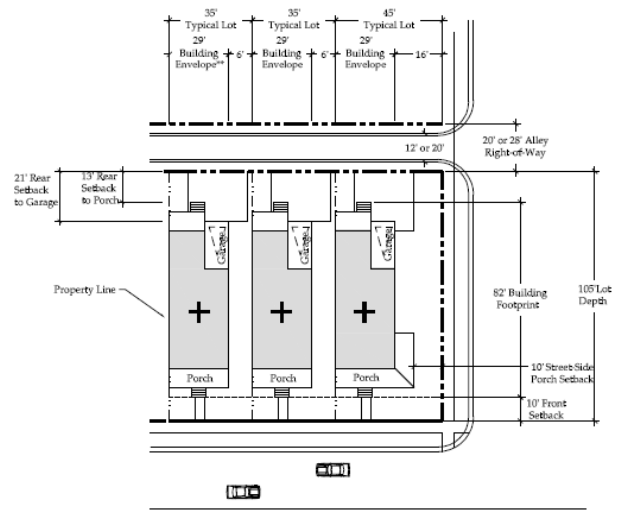
All residential units within Horizons at Grenelefe have the option to become short-term rental units, including timeshares and fractional ownership, by right, upon the fulfillment of the short-term rental requirements listed under the heading “Short Term Rental” in Chapter 3 Section 303 of the LDC, as 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



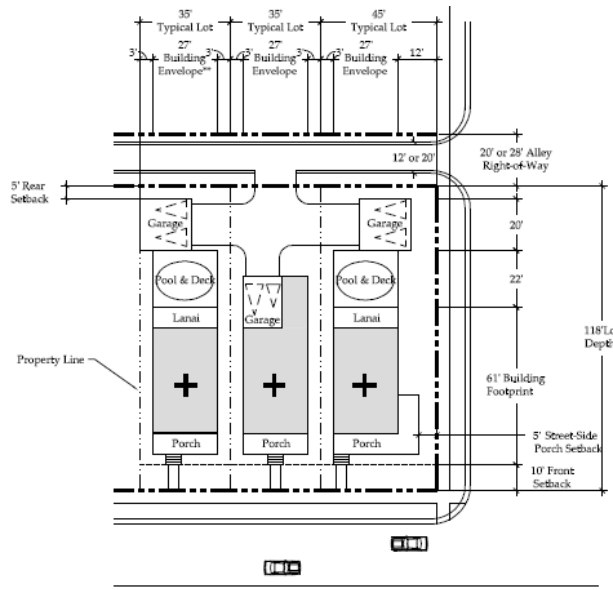
35' x 85' Lot with Rear Alley
Single Family Detached

Figure 4.5



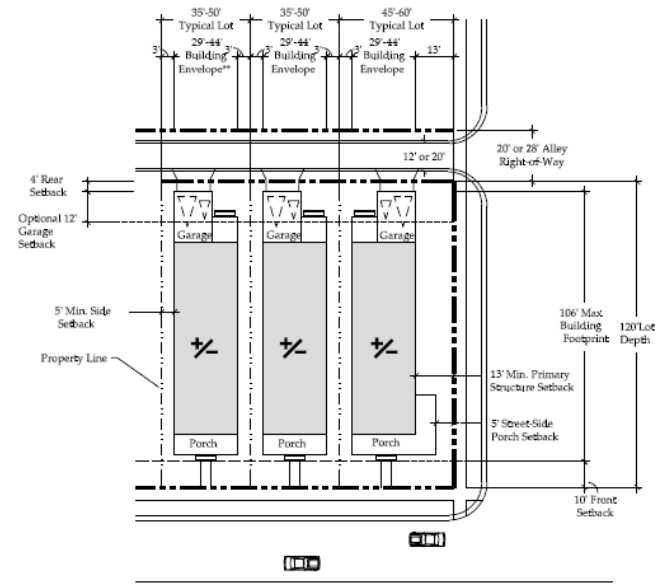
35' x 105' Lot with Rear Alley
Single Family Detached

Figure 4.6



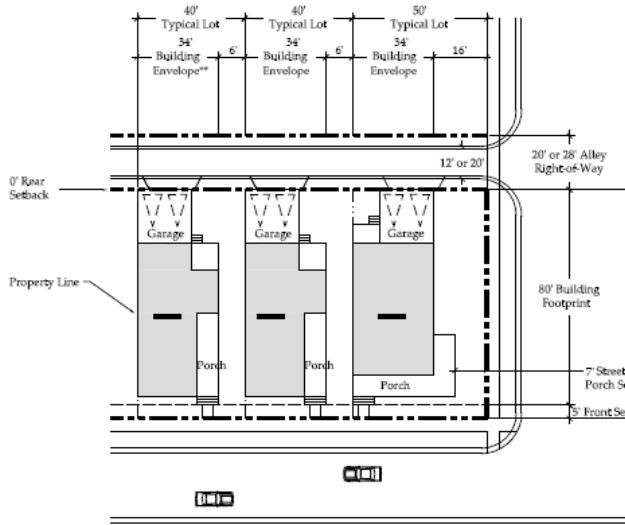
35' x 118' Lot with Rear Alley
Single Family Detached

Figure 4.7



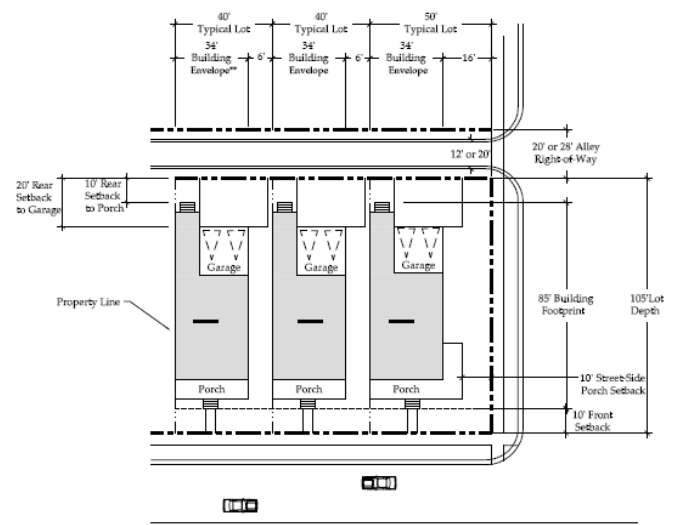
35'-50' x 120' Lot with Rear Alley
Single Family Detached

Figure 4.8



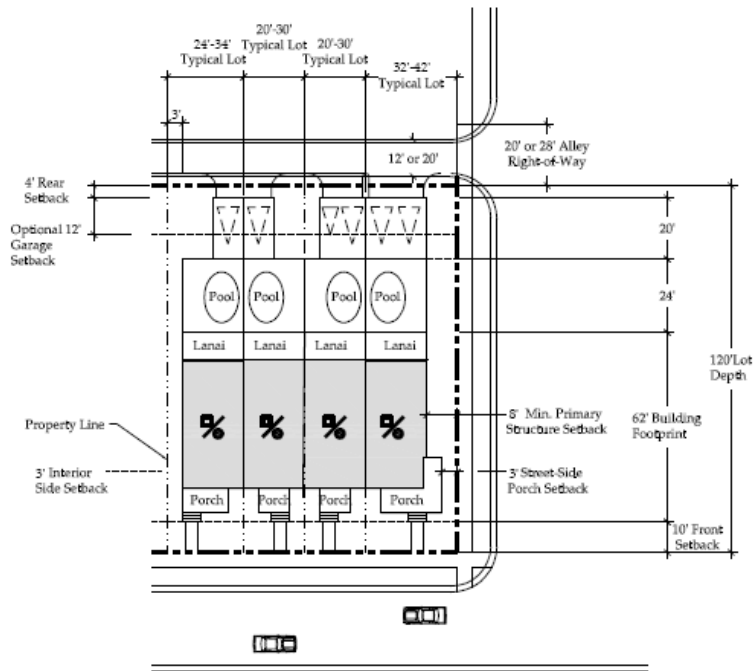
40'x 85' Lot with Rear Alley
Single Family Detached

Figure 4.9



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

Figure 4.10



20'-30'x 120' Lot with Rear Alley
Townhomes

PARKING STANDARDS

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

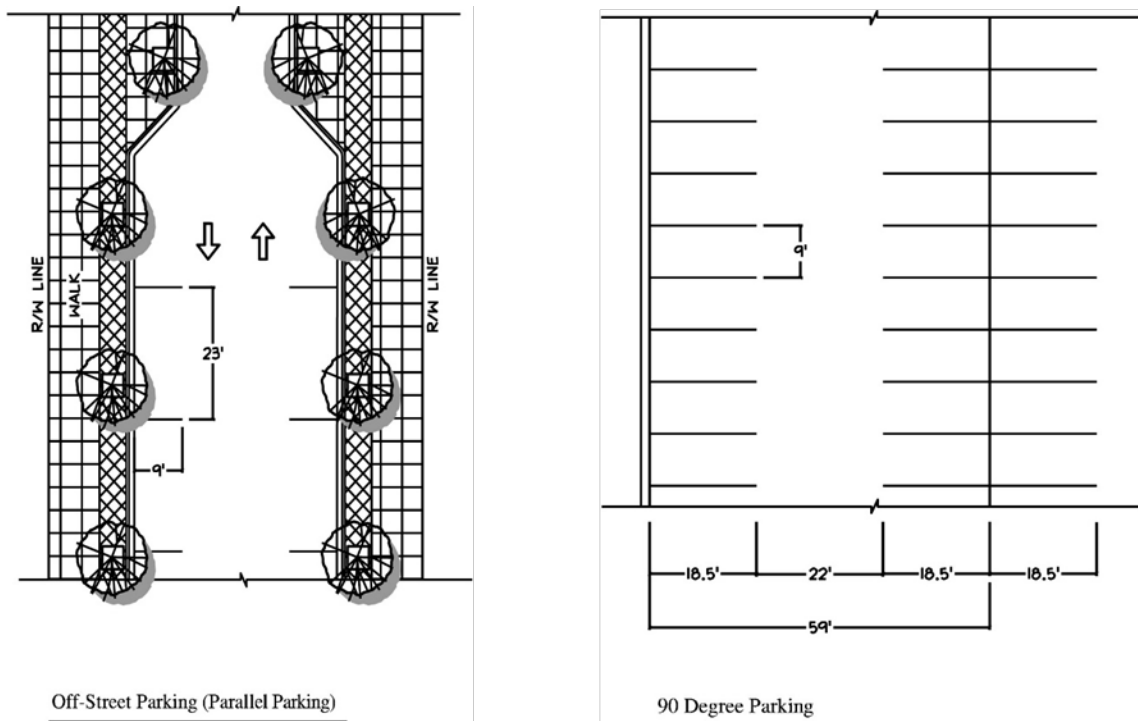
- Residential Use: 2 spaces per dwelling unit
- Hotel Use: 1.25 spaces per room
- Conference Center: 3 spaces per 1000 SF
- Commercial/ Office: 3 spaces per 1000 SF
- Golf Course: 3 spaces per hole

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



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

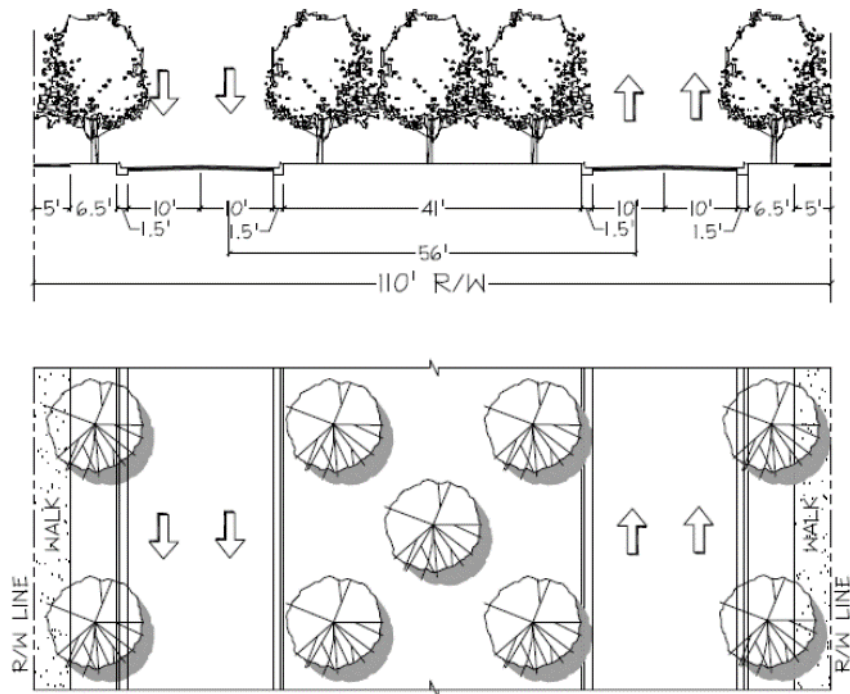


Figure 4.13

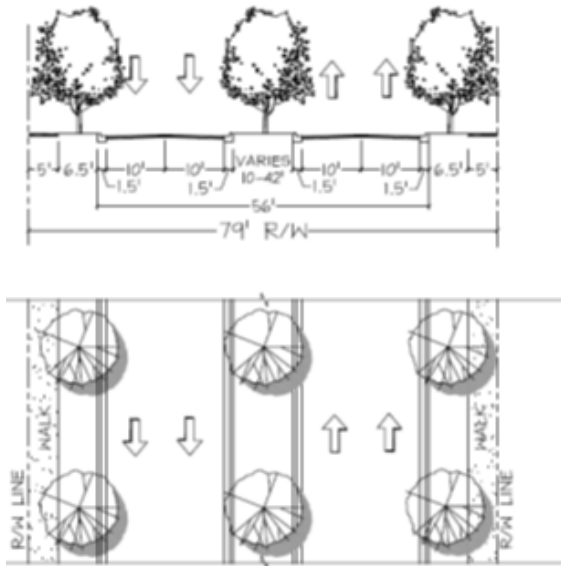


Figure 4.14

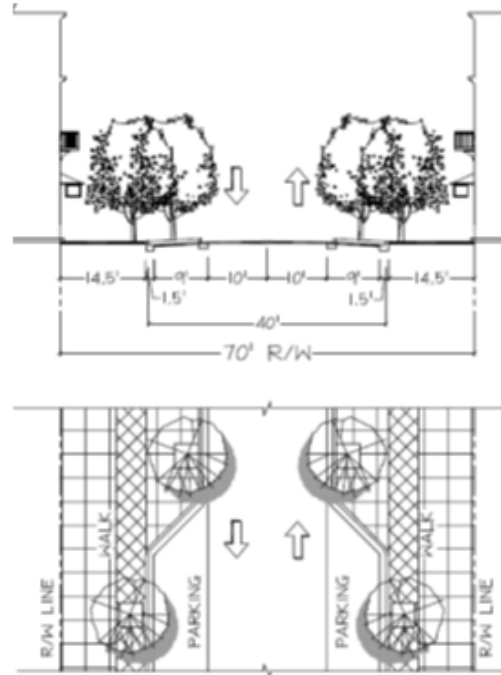


Figure 4.15

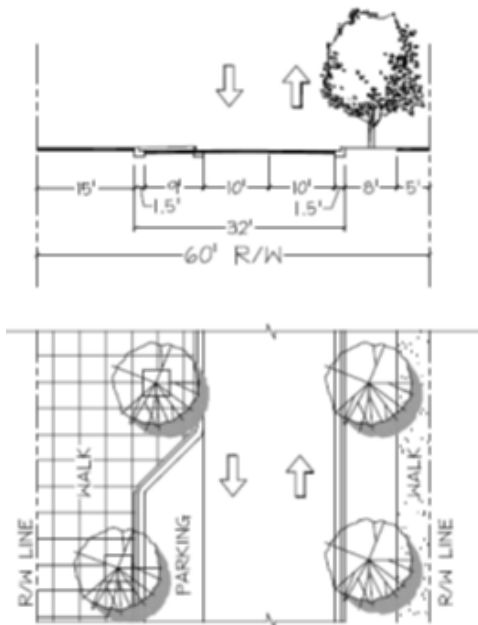


Figure 4.16

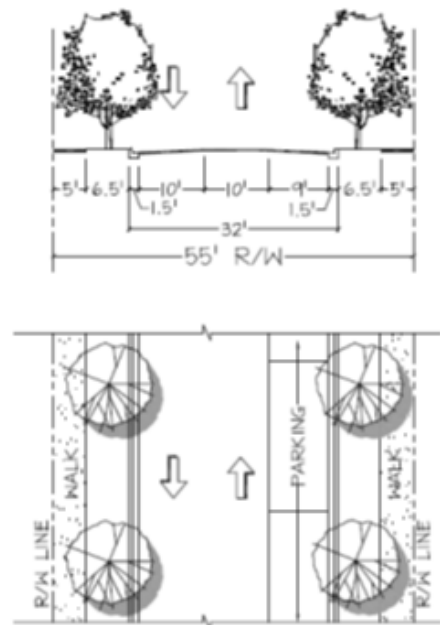


Figure 4.17

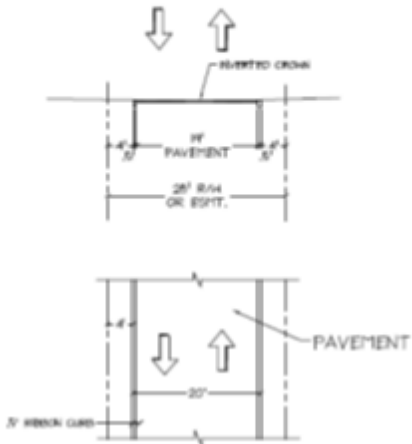


Figure 4.18

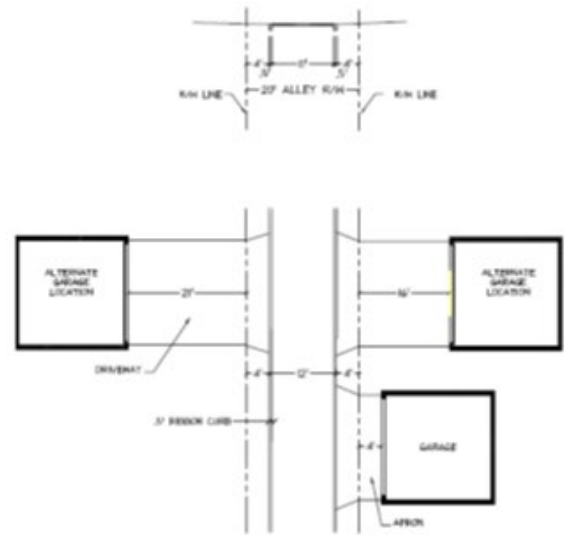
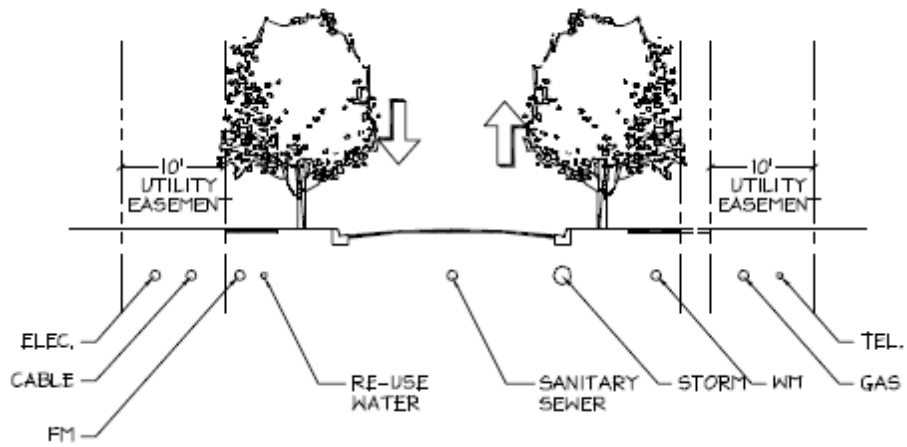


Figure 4.19



G. Imperial Lakes (DRI #4)

Imperial Lakes is a primarily residential DRI, but also contains commercial property and a golf course and encompasses 1,700 acres. Listed below are the land uses, acreage, and dwelling units.

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 "A 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:	1,086.22	2,631
Final Total	1,700.00	3,979

H. *Winterset (DRI #5)*

Winterset is a mixed-use, multi-phase DRI on 137 acres. Consisting mainly of residential and commercial uses, the development has approval for all four phases. The land use summary is as follows:

LAND USE	ACREAGE	UNITS
Residential	243	780
Condo/Garden Villa	40.4	568
Patio Homes	5.8	31
Apartments	10.4	168
Commercial		
Shopping Center	29.6	323,000 SQ FT
Neighborhood	7	35,000 SQ FT
Branch Bank	0.9	3,500 SQ FT
Service Station	0.5	2,500 SQ FT
Office	4.4	36,000 SQ FT
Road Right-of-Way	5	
Open Space	33	
Total:	137.3	

I. *State Farm (DRI #7)*

The State Farm DRI is an office development on 109 acres. It contains 415,000 sq. ft. of office space, and serves as a regional headquarters for the State Farm Insurance Company.

J. *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
Residential		
Estates		100
Single-Family		90
Multi-Family (Includes motel units)		553
Recreational Vehicle		2,086
Welcome Center/Administration	2.5	12,000 SQ FT
Retail Commercial	3.67	16,000 SQ FT
Community Facility (Wilderness Camping for community organizations)	300	300 Spaces
Service Commercial	0.7	

K. Boardwalk & Baseball (DRI #9)

Boardwalk and Baseball is a predominantly tourist related development, also containing recreational vehicle and multi-family uses located on 840 acres at the southeast corner of US 27 and I-4. The theme park and hotel sites on the portion of the development nearest I-4 are currently zoned Commercial (C-6). The remaining portion of the development is zoned PUD 86-24 which has final approval for Phases I, II, and III of Deer Creek Golf and Tennis RV Resort. Portions of the commercial tracts and the dormitory complex have also been granted final approval. The breakdown of land uses is as follows:

LAND USE	ACREAGE	UNITS
Recreation Vehicles		2,199
Multi-Family Time-Share Units		986
Dormitory Complex		61
Hotel Rooms		1,700
Golf Course		
Commercial	14.5	
Theme Park	135	12,000 SQ FT
Fire Station	1	16,000
Total Acreage:	840 acres	