

Land Development Division
 330 W. Church Street
 Bartow, FL 33830



Application Comment Report

Application Number: LDDRC-2025-168

Report Date: 07/16/2025

Description : Low-Income Housing with Manufactured Homes

I am in the early stages of planning a low-income housing development. I would greatly appreciate the county's input on the feasibility of my proposal. The project would utilize manufactured homes—such as those from Palm Harbor Homes—as a cost-effective solution to offset the high expense of extending utilities to the site. The proposed design complies with county zoning requirements, including a minimum lot size of 5,000 square feet, as well as designated open space and park areas in accordance with your guidelines.

I am seeking clarification on whether the land can be platted into 13 individual lots for this purpose. All proposed lots are situated outside of wetland areas and are not located within a flood zone.

Your guidance on next steps and any permitting or planning considerations would be very helpful.

Address : OLD KISSIMMEE RD, DAVENPORT, FL, 33896

Record Type : DRC-Action**

Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone
Diane Miller	dianemiller@polk-county.net	-
Kyle Rogus	kyl erogus@polk-county.net	863-534-7553
Phil Irven	philirven@polk-county.net	-
Kim Turner	kimturner@polk-county.net	-

General Comments

Comment ID	Reviewer : Department	Review Comments
13	Diane Miller : Utilities	Per the Floodplain Manager, this project is located in an unnumbered "A" zone and is greater than 5 acres. Therefore, a flood study is required
4	Kyle Rogus : Planning	Disclaimer: Comments provided are to inform the applicant of the various options and processes that may be required to obtain the development requested on the Pre-Application Form and any other alternatives. The comments provided at the Pre-Application are a cursory review of the specific request based only on the information provided. These comments are not intended to provide an indication of whether or not a recommendation of approval or denial will be brought forward to the Planning Commission or granted by staff, but rather to provide an analysis of the challenges and opportunities of a particular request. In addition, the "Approval" of this Pre-Application is not approval of the request, rather an approval that the applicant move on to the next stage of their development process, if applicable. Please be advised that none of the information provided shall be construed to supersede any requirement of the Polk County Comprehensive Plan, Polk County Land Development or any other applicable statute, ordinance, code, rule, or regulation.
7	Kyle Rogus : Planning	Per Chapter 4, Section 401.02, wetlands are considered preservation.
14	Kim Turner : Fire	SHORT LIST LEVEL 2 REQUIREMENTS Refer to NFPA 1 Chapter 18 and NFPA 24 Level 2 plans

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		<p>Upload single plan sheet showing and labeling for fire protection only, underground fire line, bfp/ddcv, fdcs, and hydrants, fire department turnaround, and required fire flow for the building etc.</p> <p>NFPA 1 2021 CHAPTER 18.3 Water Supplies.18.3.1 *</p> <p>An approved water supplies capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4.</p> <p>NFPA 1 2021 CHAPTER 18.5 FIRE HYDRANTS</p> <p>18.5 Fire Hydrants.</p> <p>18.5.1 Fire Hydrant Locations and Distribution.</p> <p>Fire hydrants shall be provided in accordance with Section 18.5 for all new buildings, or buildings relocated into the jurisdiction unless otherwise permitted by 18.5.1.1 or 18.5.1.2.</p> <p>18.5.1.4 *</p> <p>The distances specified in Section 18.5 shall be measured along fire apparatus access roads in accordance with 18.2.3.</p> <p>18.5.1.5</p> <p>Where fire apparatus access roads are provided with median dividers incapable of being crossed by fire apparatus, or where fire apparatus access roads have traffic counts of more than 30,000 vehicles per day, hydrants shall be placed on both sides of the fire apparatus access road on an alternating basis, and the distances specified by Section 18.5 shall be measured independently of the hydrants on the opposite side of the fire apparatus access road.</p> <p>18.5.1.6</p> <p>Fire hydrants shall be located not more than 12 ft (3.7 m) from the fire apparatus access road.</p> <p>NFPA 1 2021 Chapter 18.2 Fire Department Access</p> <p>18.2 Fire Department Access.</p> <p>18.2.1</p> <p>Fire department access and fire apparatus access roads shall be provided and maintained in accordance with Section 18.2.</p> <p>18.4 Fire Flow Requirements for Buildings.</p> <p>18.4.1 * Scope.</p> <p>18.4.1.1 *</p> <p>The procedure determining fire flow requirements for buildings hereafter constructed or moved into the jurisdiction shall be in accordance with Section 18.4.</p> <p>NFPA 2021 1 Chapter 16 Safeguarding Construction, Alteration, and Demolition Operations</p> <p>A HYDRANT WITH A CONSTRUCTION METER CAN NOT BE USED FOR FIRE PROTECTION DURING CONSTRUCTION OR FOR COMBUSTIBLES BROUGHT ON SITE.</p>
5	Kyle Rogus : Planning	Subject site is located in the Residential Low-4X (RL-4X) land use district in the corridor of the TCCO overlay in the Transit Supportive Development Area (TSDA) in the Ronald Reagan Protected Area. Per Chapter 4, Section 401.02, mobile home subdivision is a C3. A level 3 review is a public hearing before the Planning Commission in accordance with Section 303 of the LDC.
11	Kyle Rogus : Planning	Per Chapter 7, Section 708, Mobile Home Subdivision requires 2.0 spaces per unit, excluding garages. See Section 709 and 720 for additional parking information.
2	Diane Miller : Utilities	This project is located in the Polk County Northeast Regional Utility Service Area. There is potable water, reclaimed water and wastewater available approximately 1,600 ft. south of the property on Old Kissimmee Rd. Please contact the County Engineer's Office at 863-534-6449 to set a predesign meeting to discuss details of the design prior to submittal of Level 2 plans.
10	Kyle Rogus : Planning	Per Chapter 7, Section 702, residential development within the Transit Supportive Development Area shall be required to connect to the centralized water system and to the centralized wastewater system as it becomes available.

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3	Kyle Rogus : Planning	Disclaimer: The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.
6	Kyle Rogus : Planning	Per Chapter 4, Section 401.02, setbacks in the RL-4X are Average residential lot area: 5,000 sq ft ROW: 15' Side: 5' Rear: 5' Max. Structure Height: 50'
8	Kyle Rogus : Planning	Per Chapter 4, Section 401.02, The minimum number of canopy trees, exclusive of buffers, to be planted or preserved as follows: 1 tree shall be planted or preserved for every 5,000 square feet of developable residential land area or up to a maximum of 8 trees.
9	Kyle Rogus : Planning	Per Chapter 3, Section 303, Mobile home subdivisions 1. Mobile home subdivisions shall be developed in accordance with the same procedures and requirements for single-family detached residential structures on individual lots (see Chapter 8). 2. Minimum lot size and widths shall be in accordance with the district dimensional standards or established by approval of a Planned Development. 3. The minimum setbacks for mobile homes from lot lines shall be in accordance with the district dimensional standards, established by approval of a Planned Development or modified through variance by the Board of Adjustment under the terms of Section 930. 4. Areas must be designated for all appropriate utility service lines, including, but not limited to water, sewer, gas, electric, telephone, and cable to provide access to serve each lot and make necessary repairs. Such easements may utilize street right-of-way, open space, and buffer areas as agreeable to the owner and the utility provider. 5. Neither Park Trailers nor Recreational Vehicles (RVs) qualify as residential units in a Mobile Home Subdivision and may not be approved as permanent dwellings. Recreational Vehicles may only be parked on subdivision lots that have been developed with a mobile home or site-built home and in accordance with Section 218 of this Code.
12	Kyle Rogus : Planning	Per Chapter 2, Section 2.104, Table 2.104.1, Residential Low in the Transit Corridor, you can get a maximum of 10 dwelling units per acre.
1	Phil Irven : Roads and Drainage	Will the road be private? Concerns with the amount development within the wetlands.

Corrections in the following table need to be applied before a plan is approved