

County Land Development Code

10 units per acres

FAR

.30 minimum to 1.0 Maximum

Total acres 15.75 Acres

Upland 8.5 Acres

Polk county meeting notes dated

Comment ID	Reviewer : Department	Review Comments
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

➤ Chapter 1 - GENERAL

▼ Chapter 2 - DEVELOPMENT POLICIES

▼ DIVISION 2.100 - FUTURE LAND USE ELEMENT

SECTION 2.101 - INTRODUCTION.

SECTION 2.101A - GENERAL.

SECTION 2.102 - GROWTH MANAGEMENT.

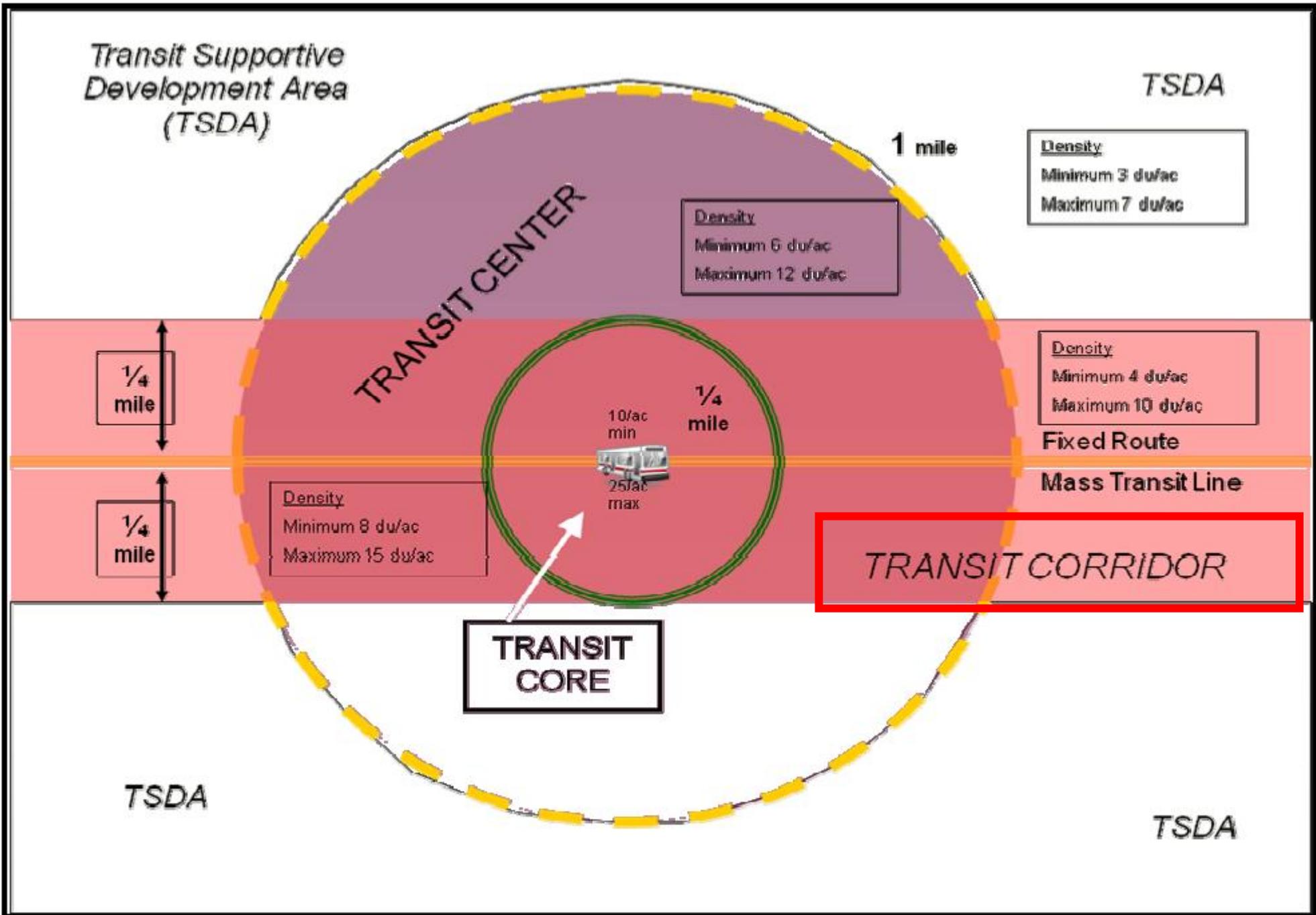
SECTION 2.103 - DEVELOPMENT AREAS.

SECTION 2.104 - TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA).

Table 2.104.1

EXPAND

DENSITY SCHEDULE	Residential Low	Residential Medium	Residential High	Mixed Use
Transit Supportive Development Area (TSDA)	3 du/ac min 7 du/ac max	5 du/ac min 10 du/ac max	7 du/ac min 15 du/ac max	
Transit Corridor	4 du/ac min 10 du/ac max	7 du/ac min 12 du/ac max	10 du/ac min 17 du/ac max	
Transit Center	6 du/ac min 12 du/ac max	10 du/ac min 15 du/ac max	12 du/ac min 18 du/ac max	10 du/ac min 18 du/ac max
Transit Corridor w/in Transit Center	8 du/ac min 15 du/ac max	12 du/ac min 18 du/ac max	15 du/ac min 20 du/ac max	10 du/ac min 20 du/ac max
Transit Center Core	10 du/ac min 25 du/ac max	15 du/ac min 30 du/ac max	20 du/ac min 40 du/ac max	15 du/ac min 40 du/ac max



Floor Area Ratio

FAR is simply a multiplier that tells you how much total building you can put on your land, no matter how you stack it.

INTENSITY SCHEDULE	Residential Low	Residential Medium	Residential High and non-residential districts	Mixed Use
Transit Supportive Development Area (TSDA)	0.25 FAR min 0.5 FAR max	0.35 FAR min 0.75 FAR	0.5 FAR min 1.5 FAR max	
Transit Corridor (TCO)	0.3 FAR min 1.0 FAR max	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	
Transit Center (TCE)	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	1.0 FAR min 2.5 FAR max	1.0 FAR min 3.0 FAR max
Transit Corridor w/in Transit Center	0.5 FAR min 1.5 FAR max	0.7 FAR min 2.0 FAR max	1.0 FAR min 2.5 FAR max	1.0 FAR min 3.0 FAR max
Transit Center Core (TCEC)	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max	1.0 FAR min 3.0 FAR max

Floor Area Ratio

Unit counts allowed by TCO FAR (8.5 acres Upland total 15.75 Acres)

TCO FAR ranges (from schedule):

•**Res Low: 0.30–1.00 FAR**

To convert FAR → units, avg **gross sq ft per unit**. the “typical” planning assumption **1,100 sq ft/unit**

Total floor area = FAR × 370,260

Units by FAR ≈ Total floor area ÷ 1,100

Res Low (0.30–1.00 FAR)

•0.30 FAR: $111,078 \div 1,100 \approx$ **101 units**

•0.50 FAR: $185,130 \div 1,100 \approx$ **168 units**

•1.00 FAR: $370,260 \div 1,100 \approx$ **337 units**