

Project: Highlands Crossing PD
Parcel Id: 232913-000000-033050 & 232913000000033210

Project Narrative

This request is for a Planned Development (PD) to allow for a maximum of 92 dwelling units on the subject site (± 14.656 acres). Allowable uses are townhome and single-family detached “patio home” units. The site has a Future Land Use (FLU) classification of RL-3 and is located within the Transit Supportive Development Area (TSDA), with the eastern portion of the site also overlaid with the Transit Corridor Overlay (TCCO). Pursuant to Comprehensive Plan Policy 2.104-A7, Table 2.104.1, the TSDA allows up to a maximum density of 7 du/ac and the TCCO allows up to a maximum density of 10 du/ac. The subject site also contains (± 3.235 ac) wetlands which in accordance with LDC Section 620 D. allows a density transfer of 1 du/ac. The total allowable density for the subject site is 94 units (8.06 du/ac). Refer to the Project Area/Density Breakdown Map and calculations shown on the PD Standards Sheet.

While the density of the project is important, equally essential is the ability via the PD to allow for flexible and unique product types. The multi-family townhomes could be achieved through the Conditional Use process; however, the patio home product requires reducing the minimum lot square footage and setbacks from those allowed in the RL-3 district. The different product type options also provide flexibility to adjust to ever-changing market conditions to meet the needs of the area. The land development code allows for PD’s where there is a need for relaxed standards in exchange for higher development standards. The PD is also intended to provide flexibility for the development to be constructed as all townhomes, all single-family detached “patio homes”, or a combination of both product types, depending on market demand and final design considerations.

Pursuant to LDC Section 303, PDs are also to be considered only when the timing of development and locational eligibility meet the minimum Eligibility Score associated with the proposed maximum density. Table 3.4 within LDC Section 303 specifies a minimum Eligibility Score of 36 points for a maximum density of 8.0 du/ac. The calculated Eligibility Score for this project is 38 and indicates that the project is appropriately timed as it relates to surrounding infrastructure. Refer to the Locational Eligibility Score Table shown on the PD Standards Sheet.

The proposed development will meet the minimum requirements for open/recreation space and amenity requirements as required in LDC Section 303, in accordance with the final unit types and mix. Refer to the PD Open Space and Amenity Plan.

In regard to compatibility with adjacent properties, the project area is directly south of Medulla Elementary School, which requires a Type B buffer and is being provided. To the east of the project is Wilmington Apartments. When multi-family is adjacent to single-family, a Type B buffer is required; however, between the project area and the developed apartment site exists a 100’ electric easement. Due to this existing substantial buffer, the project proposes a modified Type B buffer of 5’ without a fence. To the south of the project exists multiple commercial businesses within the BPC-2 district. Since the preserved wetlands onsite create a natural buffer to the south, additional buffering is not proposed. To the west of the project are Schoolhouse Road and CSX railroad right of way. A proposed 6’ Type A buffer is proposed adjacent to Schoolhouse Road and proposed stormwater will buffer the CSX railroad right of way.



The subject site has infrastructure available within the vicinity to meet the demands of the proposed development. Estimated project impact data is summarized as follows:

Estimated Traffic Generation: 92 MF units x 6.74 = 620 trips or
80 SF units x 7.81 = 625 trips

Estimated Sanitary Sewer Generation: 92 MF units x 270 gpd = 24,840 gpd or
80 SF units x 270 gpd = 21,600 gpd

Estimated Potable Water Generation: 92 MF units x 244 gpd = 22,448 gpd or
80 SF units x 325 gpd = 26,000 gpd

The proposed development will preserve existing onsite wetlands and will provide appropriate buffers to accommodate the minimum and average width requirements of Polk County and the Southwest Florida Water Management District (SWFWMD). Stormwater is to be handled onsite and will be designed for the 100yr/24hr storm event.

We believe this PD application request is consistent with the Polk County Comprehensive Plan and Land Development Code and ask for your favorable recommendation to the Planning Commission.