



What are the costs, including impact fees and permitting, to develop a high density (say 8 to 10 units per useable acre), for roads, utilities, 2 car driveways, etc. for those buildable sites? The goal would be to develop it for manufactured housing units.

◆ AI Overview

Developing a high-density (8–10 units per acre) manufactured housing community in Polk County, FL, involves significant per-unit costs for impact fees and site infrastructure. For a 5-to-10-acre project at this density, expect total development costs (excluding land) to range from **\$45,000 to \$85,000 per lot**.

1. Impact Fees (Per Unit)

Impact fees in Polk County are a major upfront cost and vary based on whether the unit is on a private lot or in a park.

- **Total Standard Fees:** Approximately **\$12,000 to \$16,000 per unit**.
- **Fee Breakdown (Estimates):**
 - **Educational (Schools):** ~\$9,000–\$10,000.
 - **Transportation:** ~\$1,000–\$2,000 depending on the specific district (A, B, or C).
 - **Parks, Library, & Law Enforcement:** ~\$1,200+ combined.
- **Waivers:** Polk County often waives **50% to 100% of impact fees** for developments meeting specific "Workforce Housing" or "Affordable Housing" income criteria (80%–120% AMI).



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2. Permitting & Planning Fees

- **Major Subdivision/Mobile Home Park Review:** Base fees start around **\$760**, with additional per-lot charges (typically **\$40–\$100 per site**).
- **Building Permits:** Based on valuation; for a manufactured home, expect **\$1,600 to \$2,400** per unit for building and trade permits.



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3. Site Development Costs (Infrastructure)

Developing raw land for high density requires extensive civil work.

- **Land Preparation:** Clearing and grading typically costs **\$20,000 to \$100,000 per acre.**
- **Utilities (Water/Sewer):**
 - **Connection Charges:** Polk County Utilities charges roughly **\$3,038 per unit** for water connections.
 - **Main Extensions:** Bringing lines from the street to individual lots can cost **\$30,000 to \$50,000+** for the entire tract.
- **Roads & Paving:** For internal private roads and 2-car driveways, budget **\$15,000 to \$25,000 per unit.**
- **Foundations/Setup:** Concrete pads or crawlspace foundations for manufactured units cost **\$6,000 to \$15,000** each.



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Cost Summary Table (Per Unit)

Category	Estimated Cost (Per Unit)
Impact Fees	\$12,000 – \$16,000
Site Prep & Grading	\$5,000 – \$10,000
Roads & Driveways	\$15,000 – \$25,000
Utilities & Hookups	\$8,000 – \$15,000
Permitting & Foundations	\$8,000 – \$18,000
TOTAL	\$48,000 – \$84,000

To get precise figures for your specific parcel, you should contact the [Polk County Land Development Division](#) at (863) 534-6792 to confirm the **Future Land Use (FLU)** allows for your intended density.

Would you like to see a list of **current land listings** in Polk County that are already zoned for high-density residential use?

AI responses may include mistakes. For legal advice, consult a professional. [Learn more](#)



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16 sites

Building Permitting - Polk County

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Mesocore - Modular Homes

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Polk County has waived impact fee since 2007 totaling \$8.7 million. To...

