



For a 5 to 10 acre parcel, getting maximum units per acre, but allowing for streets, commons, setbacks, etc. what would the cost be for land per site if the land were as you said earlier: "In Polk County, Florida, a buildable 5-to-10-acre tract typically ranges from \$100,000 to \$330,000, with a median price per acre often falling between \$29,000 and \$36,000."

◆ AI Overview

For a 5-to-10-acre parcel in Polk County, your land cost per site (per unit) will range from approximately

to

.

While you are targeting 8–10 units per **usable** acre, you must purchase the **gross** acreage. In Florida development, infrastructure requirements—primarily **stormwater retention**, **road rights-of-way**, and **perimeter buffers**—typically consume

to

of your total land.

1. Calculate the Net Usable Acreage

To find your actual buildable area, you must apply an **efficiency factor**. For high-density manufactured housing, a standard efficiency is

. This accounts for the internal road network, the mandatory **SWFWMD (Southwest Florida Water Management District)** drainage ponds, and setbacks.

- **5-Acre Parcel:**

usable acres.

- **10-Acre Parcel:**

usable acres.

2. Determine Total Site Yield

Using your target of 8 to 10 units per usable acre, we calculate the total number of units (sites) the land can support.

- **Low Yield (8 units/usable acre):**

- 5 Gross Acres:

- 10 Gross Acres:

- **High Yield (10 units/usable acre):**

- 5 Gross Acres:

- 10 Gross Acres:

3. Calculate Land Cost Per Site

Using the median price range of

to

per gross acre, we divide the total acquisition cost by the number of units.

Scenario A: Lower Cost / Higher Density (Best Case)

- Cost:

per acre

- Yield: 7 units per gross acre (10 units per usable acre at

efficiency)

- Calculation:

Scenario B: Higher Cost / Moderate Density (Conservative Case)

- Cost:

per acre

- Yield: 5.6 units per gross acre (8 units per usable acre at

efficiency)

- Calculation:

Summary Table: Land Cost Per Unit

Gross Acre Price

8 Units/Usable Acre

10 Units/Usable Acre

Note: If the parcel has significant wetlands (common in Polk County), your efficiency factor could drop to or lower, which would drive the cost per site above

.

Answer

For a high-density manufactured home project, your **land cost per site** will typically fall between

and

, assuming a

land-use efficiency and standard median land prices.

Would you like to analyze a specific **Parcel ID** to see how much of that acreage is lost to **flood zones** or **wetlands**?



AI Overview

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For a 5-to-10-acre parcel in Polk County, your land cost per site (per unit) will range from approximately **\$4,100 to \$7,200**.

While you are targeting 8–10 units per **usable** acre, you must purchase the **gross** acreage. In Florida development, infrastructure requirements—primarily **stormwater retention, road rights-of-way, and perimeter buffers**—typically consume 25% to 35% of your total land.

1. Calculate the Net Usable Acreage

To find your actual buildable area, you must apply an **efficiency factor**. For high-density manufactured housing, a standard efficiency is 70%. This accounts for the internal road network, the mandatory **SWFWMD (Southwest Florida Water Management District)** drainage ponds, and setbacks.

$$\text{Gross Acres} \times 0.70 = \text{Net Usable Acres}$$

- **5-Acre Parcel:** 3.5 usable acres.
- **10-Acre Parcel:** 7.0 usable acres.

2. Determine Total Site Yield

Using your target of 8 to 10 units per usable acre, we calculate the total number of units (sites) the land can support.

- **Low Yield (8 units/usable acre):**
 - 5 Gross Acres: 3.5 usable \times 8 = **28** units
 - 10 Gross Acres: 7.0 usable \times 8 = **56** units
- **High Yield (10 units/usable acre):**
 - 5 Gross Acres: 3.5 usable \times 10 = **35** units
 - 10 Gross Acres: 7.0 usable \times 10 = **70** units

3. Calculate Land Cost Per Site

Using the median price range of **\$29,000 to \$36,000 per gross acre**, we divide the total acquisition cost by the number of units.

Scenario A: Lower Cost / Higher Density (Best Case)

- Cost: \$29,000 per acre
- Yield: 7 units per gross acre (10 units per usable acre at 70% efficiency)
- Calculation: $\frac{\$29,000}{7} = \$4,143$

Scenario B: Higher Cost / Moderate Density (Conservative Case)

- Cost: \$36,000 per acre
- Yield: 5.6 units per gross acre (8 units per usable acre at 70% efficiency)
- Calculation: $\frac{\$36,000}{5.6} = \$6,428$

Summary Table: Land Cost Per Unit

Gross Acre Price	8 Units/Usable Acre	10 Units/Usable Acre
\$29,000	\$5,178	\$4,143
\$32,500	\$5,803	\$4,642
\$36,000	\$6,428	\$5,142

*Note: If the parcel has significant wetlands (common in Polk County), your efficiency factor could drop to 50% or lower, which would drive the cost per site above **\$7,200**.*

Answer

For a high-density manufactured home project, your **land cost per site** will typically fall between **\$4,100 and \$6,500**, assuming a 70% land-use efficiency and standard median land prices.

Would you like to analyze a specific **Parcel ID** to see how much of that acreage is lost to **flood zones** or **wetlands**?





How much is the fee for designing a project and working with public officials for someone experienced in developing?

◆ AI Overview

For an experienced developer on a 5-to-10-acre high-density project in Polk County, professional "soft costs"—which include civil engineering, land planning, and entitlement management—typically range from **5% to 15% of the total construction budget**.



Clearpoint Services +1

On a per-unit basis, you should budget between **\$3,500 and \$7,500 per site** for these professional services.

Professional Service Fee Breakdown

For a 50-to-100 unit manufactured housing community, costs are generally structured by phase:

- **Due Diligence & Site Planning (\$10,000 – \$25,000):** Includes the initial yield study, conceptual site plan, and pre-application meetings with [Polk County Land Development staff](#).
- **Civil Engineering & Construction Documents (\$40,000 – \$120,000+):** This is the largest expense. It covers grading, drainage (SWFWMD permitting), utility extensions, and road design. For high-density projects, engineers often charge **\$800 to \$1,500 per lot** for full construction plans.
- **Surveying & Platting (\$10,000 – \$35,000):** A full topographic and boundary survey for a 10-acre tract typically costs **\$2,000 to \$6,000**, while the final legal platting for 50+ units adds significant labor and recording fees.
- **Entitlement & Government Relations (\$10,000 – \$40,000):** Fees for a land use attorney or specialized consultant to navigate rezoning, public hearings, and local pushback. Experienced developers often pay a **monthly retainer (\$2,500–\$5,000)** or a flat project fee for this "lobbying" and coordination.

Polk County Specific Review Fees

In addition to the professionals you hire, the county charges for the time their officials spend reviewing your project:

- **Residential Site Plan Review:** Base fees of **\$1,521.62** for the first 10 acres, plus per-unit and per-acre additives.
- **Engineering Review:** Approximately **\$1,333 to \$2,550** depending on the lot count (1-50 vs. 51-100 lots).
- **Environmental/Natural Resources Review:** Roughly **\$560** for standard subdivision plans.



Hillsborough County (.gov) +1

Developer Efficiency Tip

Because you are aiming for high density (8-10 units/acre), your professional fees will be higher than a standard subdivision due to the complexity of **stormwater management** and **utility layout** in a tight space. Hiring a local firm with established relationships in Bartow (the county seat) is critical; "outsider" firms often face longer delays and higher resubmittal fees (**\$722 per review** after the second submittal).



City of Winter Haven, FL

Would you like a referral to the **Polk County Land Development Code** sections that specifically govern **Manufactured Home Parks (MHP)** to see the exact setback and open space requirements?

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

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Professional Service Fee Breakdown

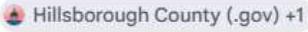
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