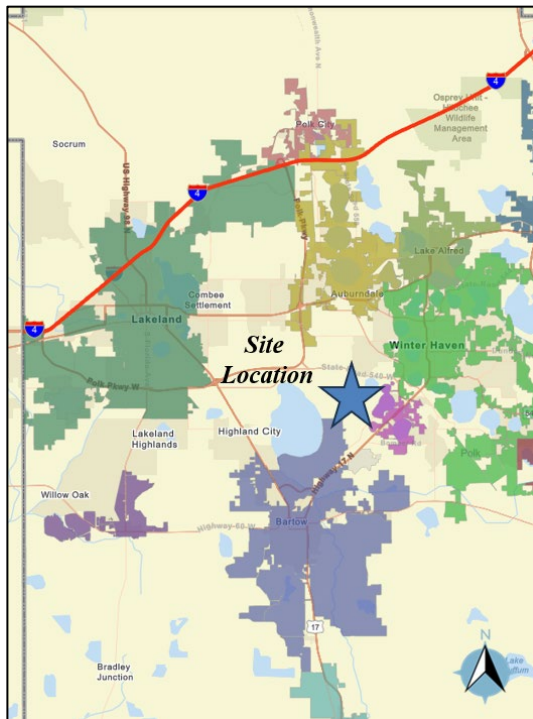


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

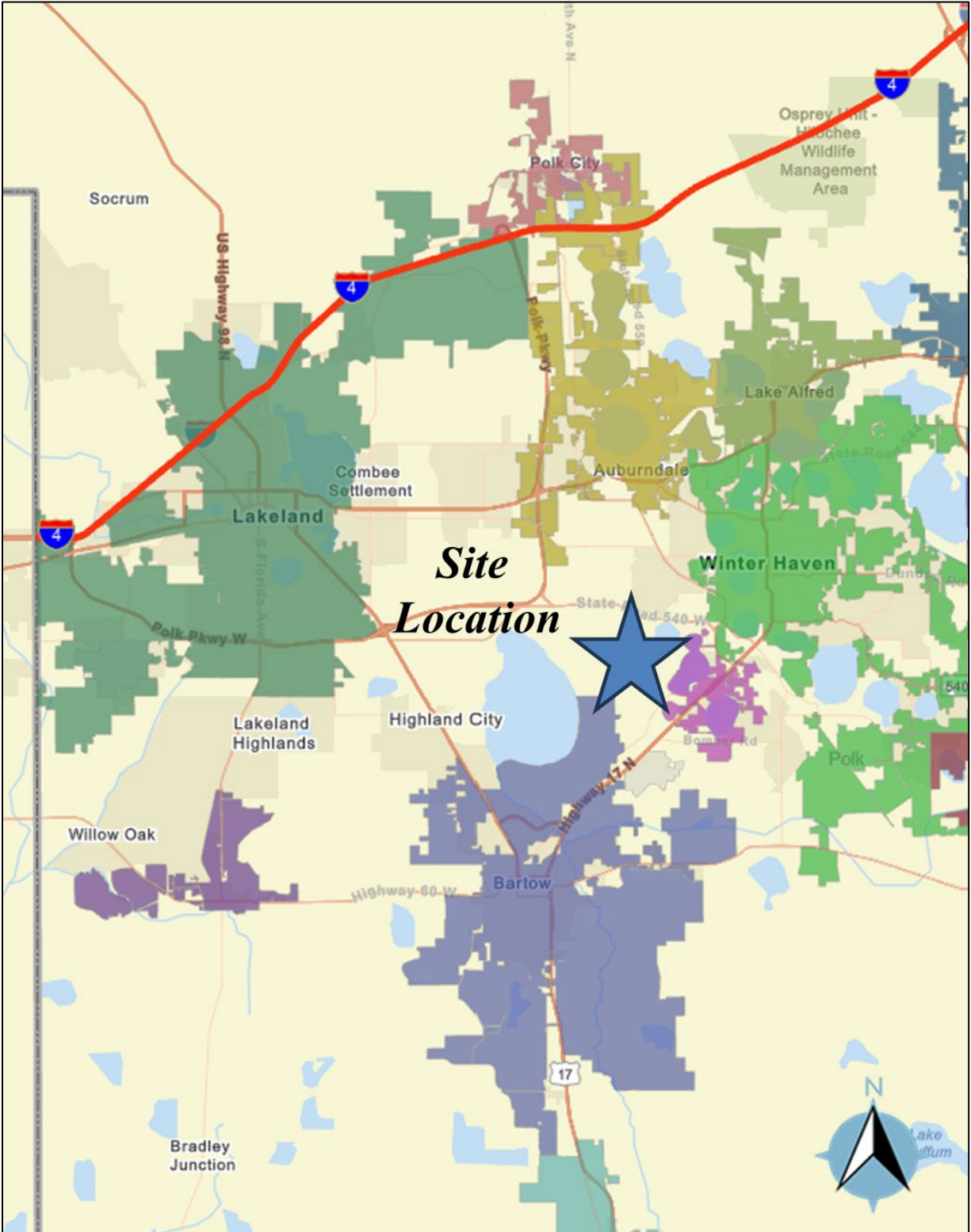
Sign ID #:	151
DRC Date:	August 29, 2024
Planning Commission Date:	November 6, 2024
BoCC Dates:	N/A
Applicant:	Wood & Associates
Level of Review:	Level 3 Review, PD Modification
Case Number and Name:	LDPD-2024-14 (Thornhill Road PD Modification)
Request:	Modification to LDPD-2018-48 to change from a 247-lot mobile home park to a 262-lot single-family detached-unit subdivision. The request includes reduced setbacks and additional acreage.
Location:	North and east of Thornhill Road, west of Spirit Lake Road, south of Winter Lake Road, west of Eagle Lake in Sections 2 & 3, Township 29, Range 25.
Property Owners:	LBB863 LLC, Chester Rasnake
Parcel Number (Size):	252903-357010-000020 (+/- 58.81 ac.); 252903-000000-022030 (+/- 0.14 ac.); 252903-000000-022040 (+/- 1.64 ac.); 252902-000000-043030 (+/- 1.69 ac.); 252902-000000-044010 (+/- 2.60 ac.)
Development Area:	Urban Growth Area (UGA)
Future Land Use:	Residential Low-2 (RL-2), Residential Low-3 (RL-3), Residential Medium (RM)
Case Planner:	Ian Nance, Senior Planner



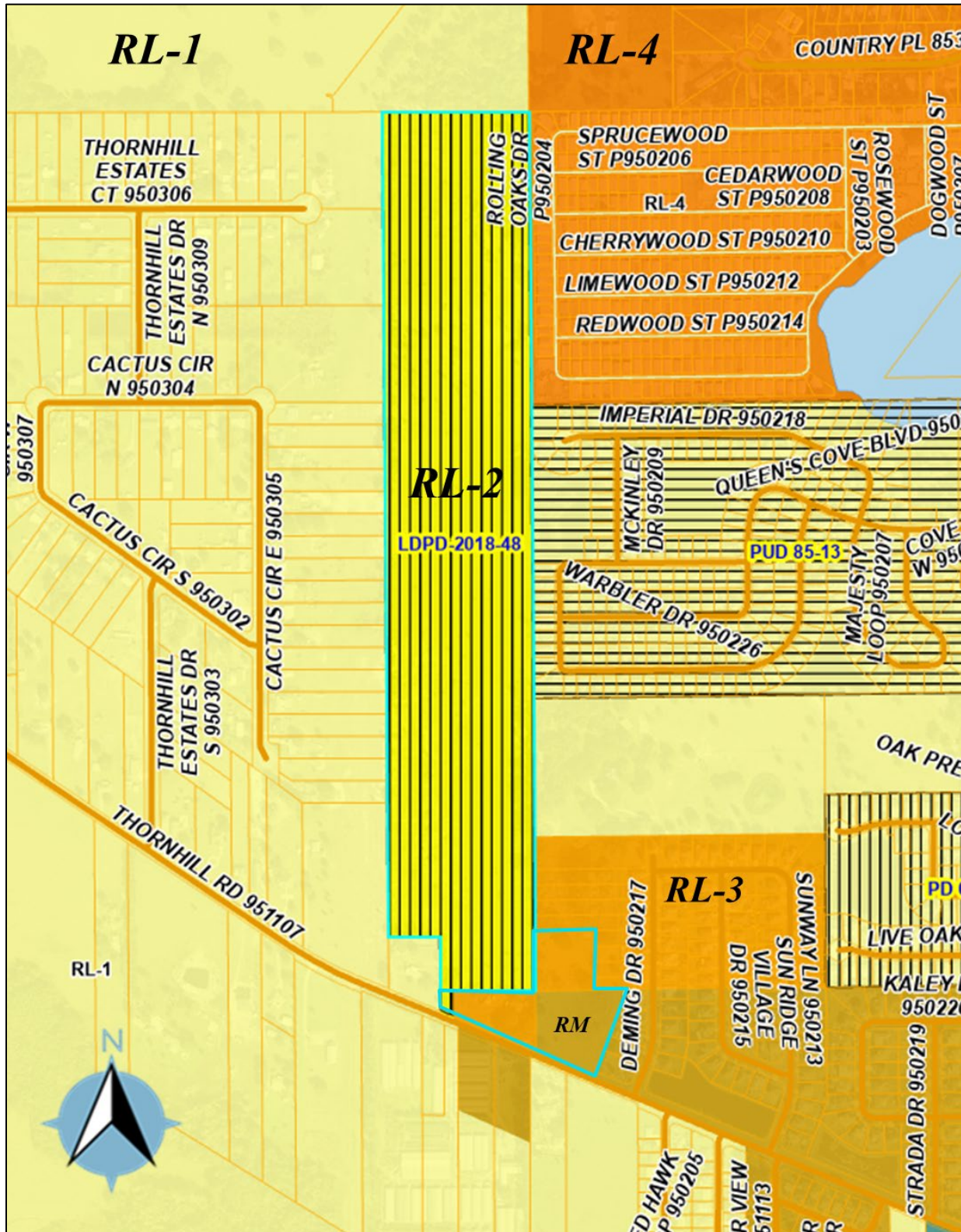
Location



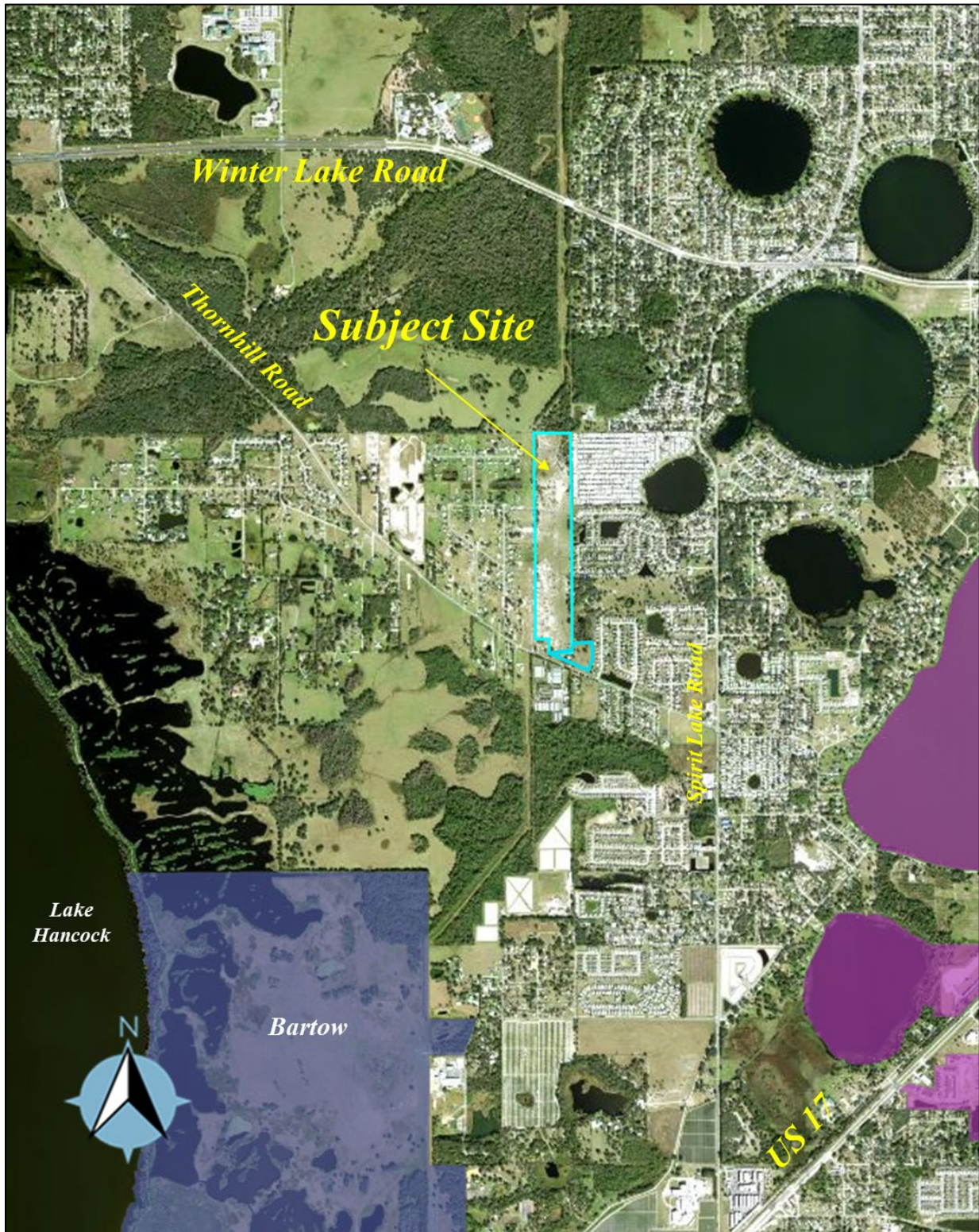
Aerial Image



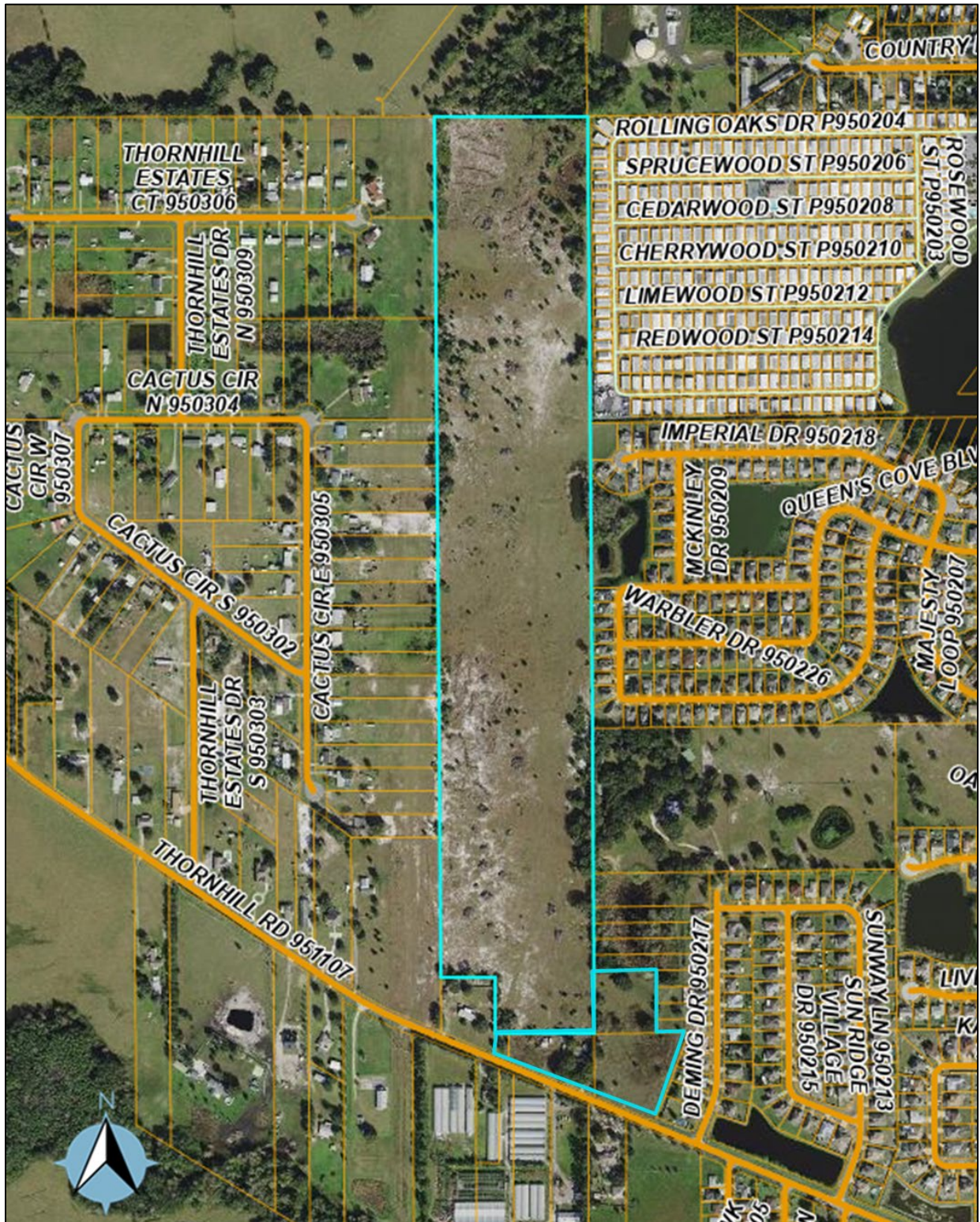
Site Location



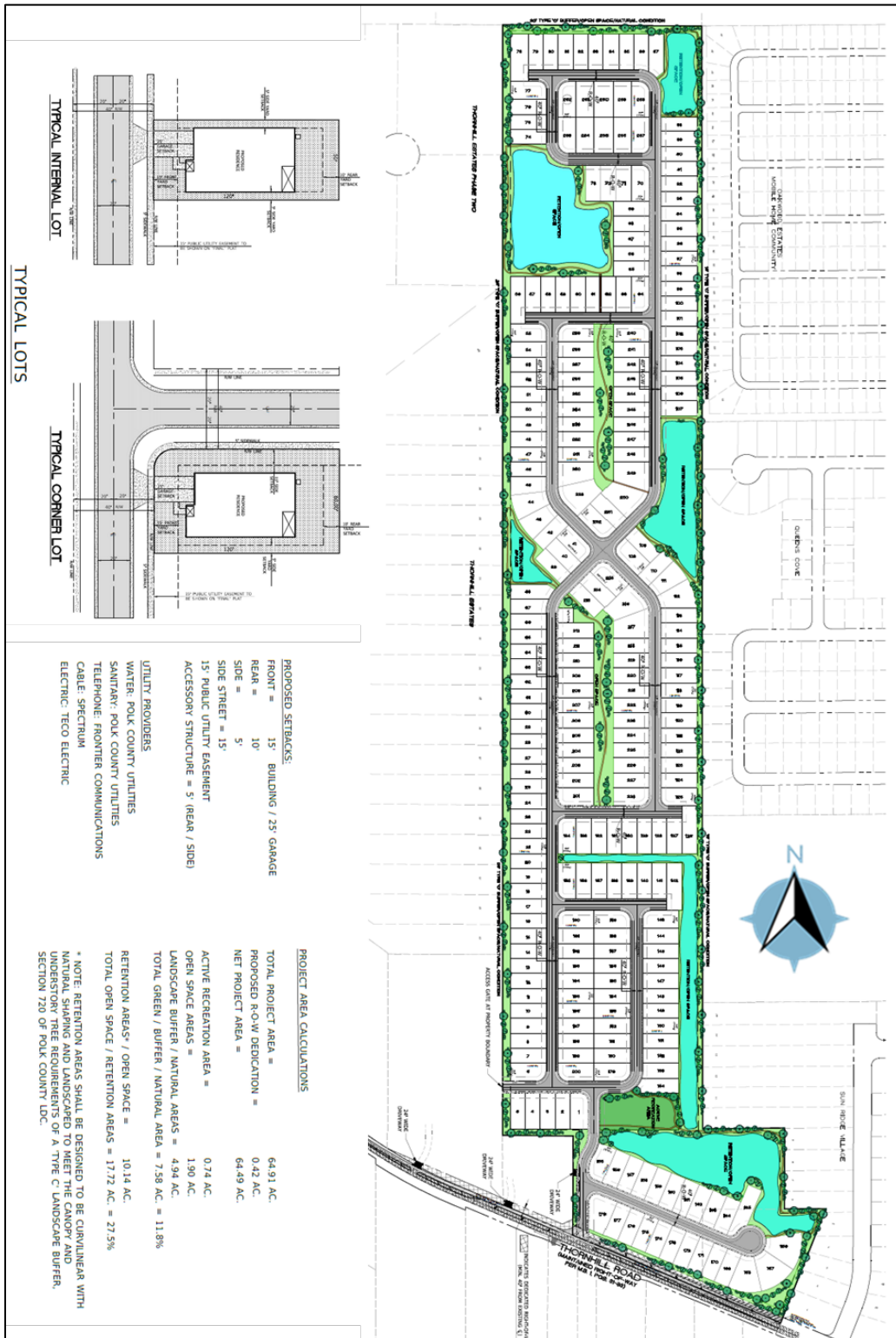
Future Land Use Map



Aerial Image (Context)



Aerial Image (Close)



- PROPOSED SETBACKS:**
- FRONT = 15' BUILDING / 25' GARAGE
 - REAR = 10'
 - SIDE = 5'
 - SIDE STREET = 15'
 - 15' PUBLIC UTILITY EASEMENT
 - ACCESSORY STRUCTURE = 5' (REAR / SIDE)
- UTILITY PROVIDERS**
- WATER: POLK COUNTY UTILITIES
 - SANITARY: POLK COUNTY UTILITIES
 - TELEPHONE: FRONTIER COMMUNICATIONS
 - CABLE: SPECTRUM
 - ELECTRIC: TECO ELECTRIC

PROJECT AREA CALCULATIONS

TOTAL PROJECT AREA =	64.91 AC.
PROPOSED R.O.W. DEDICATION =	0.42 AC.
NET PROJECT AREA =	64.49 AC.
ACTIVE RECREATION AREA =	0.74 AC.
OPEN SPACE AREAS =	1.90 AC.
LANDSCAPE BUFFER / NATURAL AREAS =	4.94 AC.
TOTAL GREEN / BUFFER / NATURAL AREA =	7.58 AC. = 11.8%
RETENTION AREAS* / OPEN SPACE =	10.14 AC.
TOTAL OPEN SPACE / RETENTION AREAS =	17.72 AC. = 27.5%

* NOTE: RETENTION AREAS SHALL BE DESIGNED TO BE CURBLINEAR WITH WATER PAVING AND LANDSCAPED TO MEET THE CANOPY AND UNDERSTORY TREE REQUIREMENTS OF A TYPE 'C' LANDSCAPE BUFFER, SECTION 720 OF POLK COUNTY IDC.

Site Plan