



PROSPER 2050



PUBLIC WORKSHOP #7

"HOW DO WE GET THERE?"

AGENDA

① *PROJECT TEAM/BACKGROUND*

② *PLAN UPDATE*

③ *INPUT SUMMARY*

④ *WHERE DO WE WANT TO GO?*

⑤ *NEXT STEPS*



PROJECT TEAM/BACKGROUND



Chanda Bennett, AICP, CPM
Project Manager / Comprehensive Planning Administrator

Benjamin J. Ziskal, AICP, CEcD
Director, Land Development Division

Kim Long
Executive Director, PolkVision

Ana Saavedra
Program Manager, PolkVision

Amy Nickerson
Education Coordinator, PolkVision



Eric Raasch, AICP
Project Manager

Chris Dougherty, AICP
Deputy Project Manager

Gabriela Castro, AICP
Project Planner

Kyle Peterson
Landscape Architect

Claudia Sicilia
Urban Designer / Visualization Specialist



PROJECT TEAM/BACKGROUND

1. WHO ARE WE?

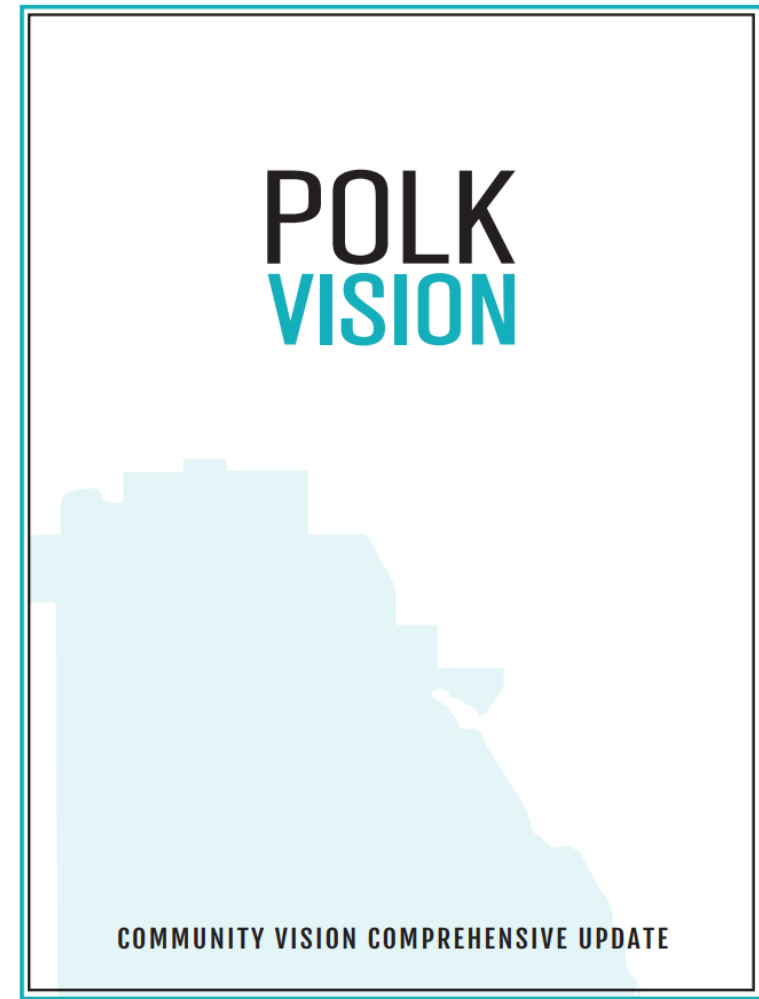
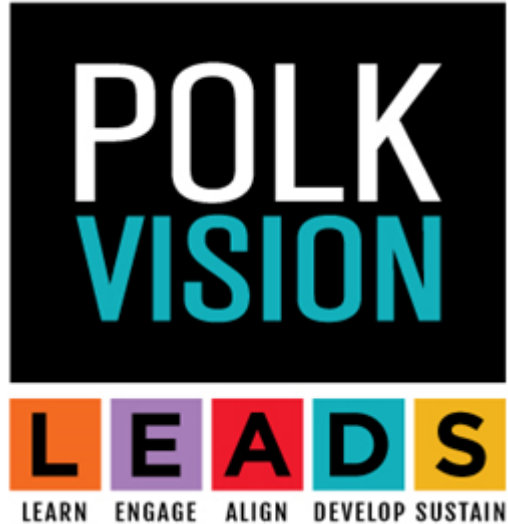
- Where are you from?
- How long have you lived here?
- How many of you live in unincorporated Polk County?



PROJECT TEAM/BACKGROUND

POLK VISION

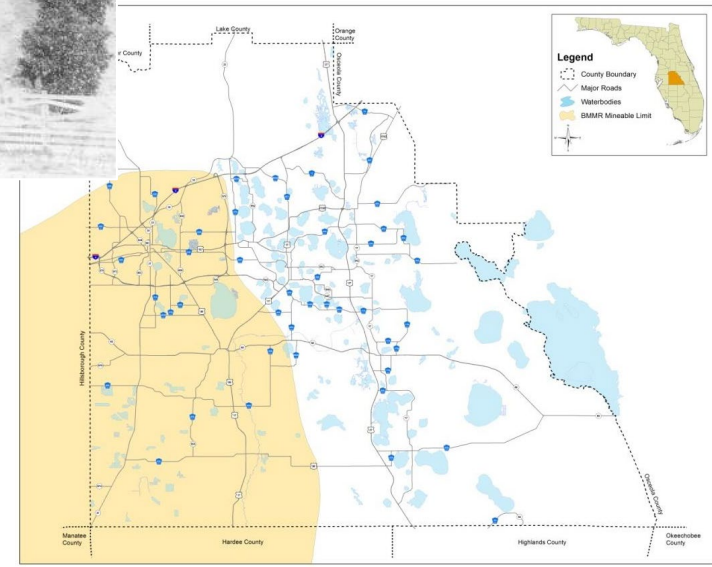
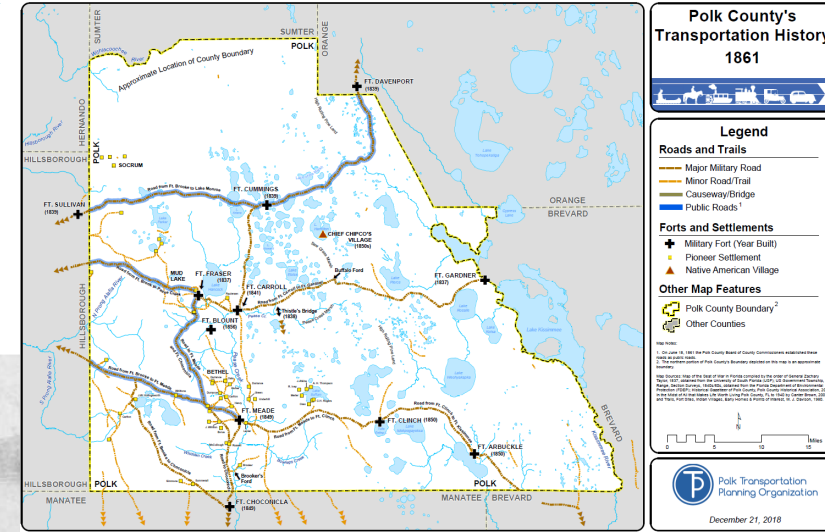
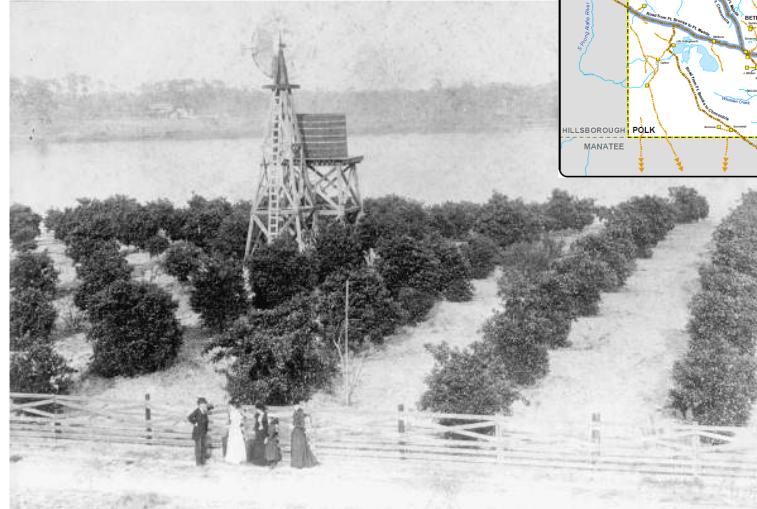
- What have we heard so far?



PROJECT TEAM/BACKGROUND

POLK ZONING HISTORY

- **1970** – 1st Zoning Code
- **1971** – 1st Zoning Map
- **1973** – 1st Comprehensive Plan
- **1985** – State Growth Management Act
- **1991** – Current Comprehensive Plan & map series (as amended) (2030)
- **2000** – Land Development Code
- **2010** – Significant Comprehensive Plan update
- **2024** – Comprehensive Plan 2050 - Rewrite



UNIVERSAL ORLANDO RESORT (21 MILES)

DOWNTOWN ORLANDO (29 MILES)

DOWNTOWN DISNEY (16 MILES)

ORLANDO INTERNATIONAL AIRPORT (30 MILES)

REUNION RESORT (5 MILES)

CHAMPIONSGATE (3 MILES)

POSNER PARK



Central Florida Megaregion





Polk/Osceola County
Line



US 98 @ CR540A



Winter Haven – US 17 Bridge



Downtown Lakeland



Winter Haven



Auburndale



ChampionsGate Blvd



Florida's Gateway Intermodal Logistics Center (ILC)



I-4 Distribution Centers

LEGOLAND Florida





Florida Polytechnic



Bok Tower Gardens – Lake Wales



Hillcrest Heights – SR 17 Scenic Highway



Saddlebag Lake – Decline of Citrus



Lake Hancock/Circle B-Bar
Reserve



Highland Park





Lake Myrtle Sports Park



Green Swamp





*Panther Point Trail/Lake
Hancock*



Lake Hollingsworth Trail



Chain of Lakes – Winter Haven



Crooked Lake – Florida Outstanding Water Quality Designation

THE PLAN UPDATE

What is a Comprehensive Plan?

A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future with long range goals, objectives, and policies



INTEGRATED DEVELOPMENT - MANAGEMENT SYSTEM

ARTICLE I: COMPREHENSIVE PLAN

Goals, Objectives and Policies



The Comprehensive Plan also serves to:

- Help residents identify their vision for the future of the community
- Coordinate local decision making
- Provide guidance to landowners and developers



THE PLAN UPDATE



INTEGRATED DEVELOPMENT - MANAGEMENT SYSTEM

ARTICLE I: COMPREHENSIVE PLAN

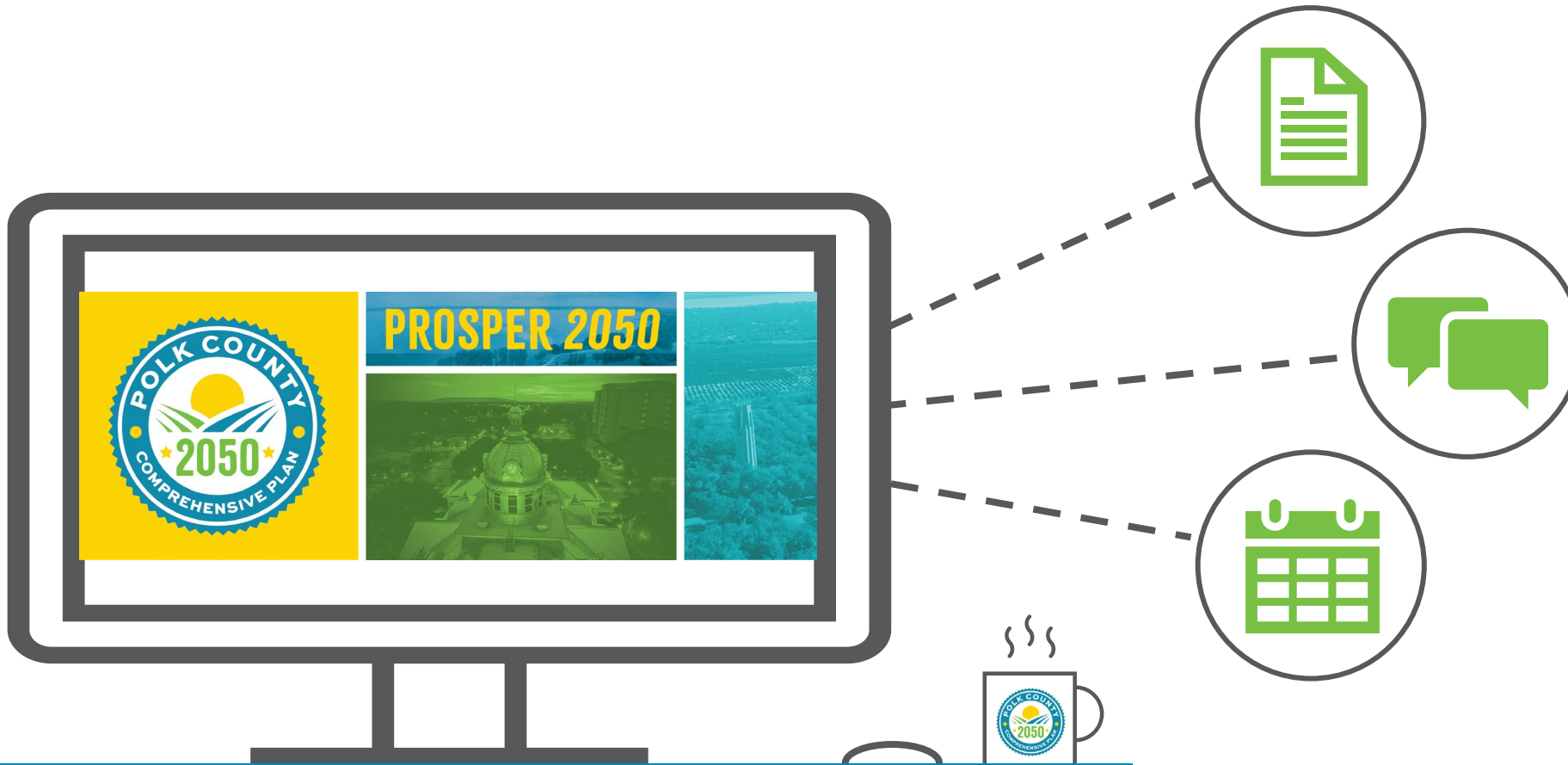
Goals, Objectives and Policies

Why Update?

- Allows for the community to update its vision for future growth
- Empowers the jurisdiction to plan, rather than react, to new development
- Provides an opportunity for the community to re-evaluate its current decision-making practices
- Allows for a reevaluation of service standards for public facilities and services
- Empowers the community to identify and address existing and projected opportunities
- Required by Florida Statutes



THE PLAN UPDATE



SCAN
ME!

<https://www.inspire-engagement.com/polk-county-comp-plan>



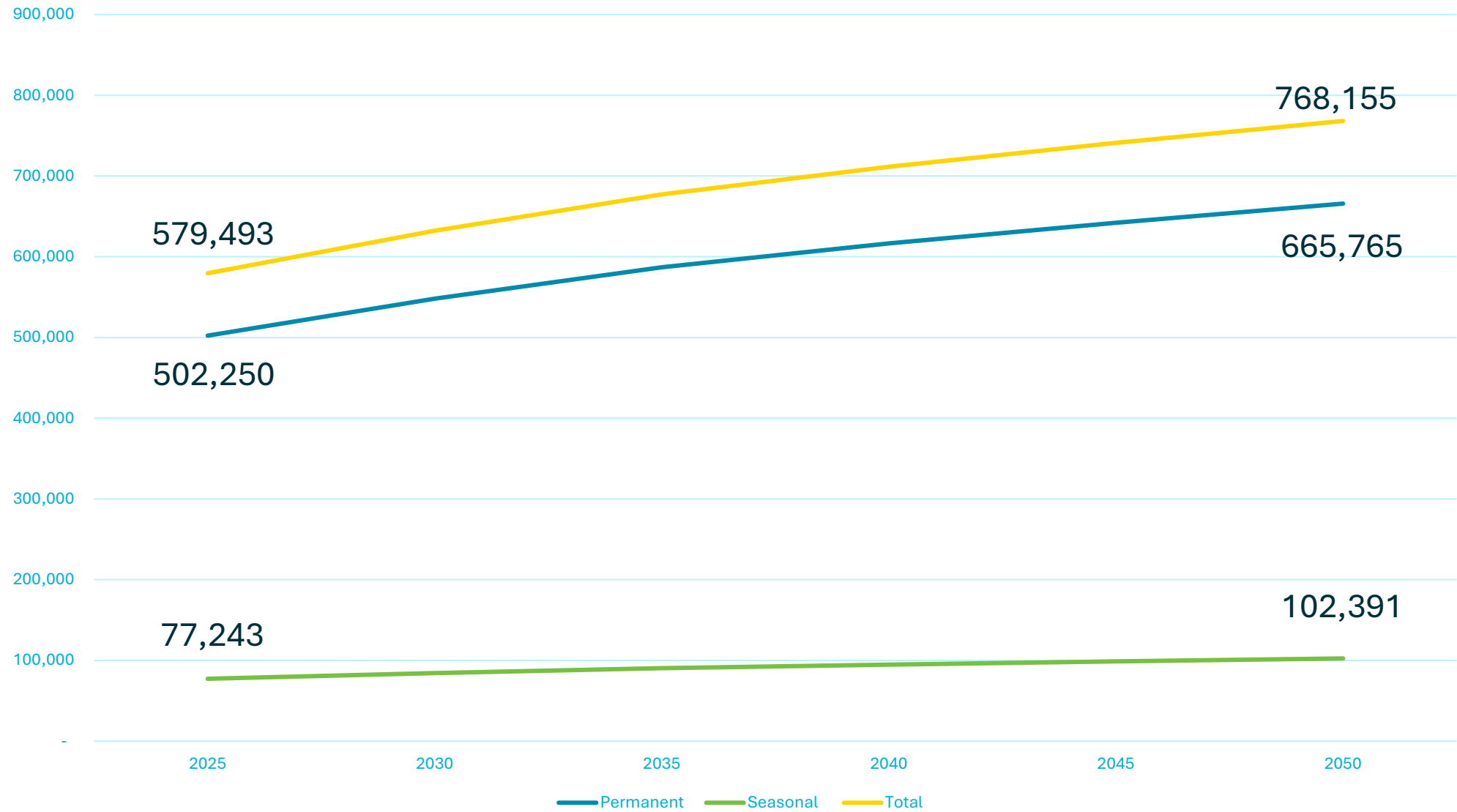
THE PLAN UPDATE

- **March 2024:** Project Kickoff
- **May 2024:** BOCC Briefings
- **June-November 2024:** Update Data and Analysis
- **July-August 2024:** County staff to visit city managers and planning directors
- **August 29, 2024:** Public Workshop #1
- **September 10, 2024:** Public Workshop #2
- **September 24, 2024:** Public Workshop #3
- **October 3, 2024:** Public Workshop #4
- **October 29, 2024:** Public Workshop #5
- **October 22, 2024:** Public Workshop #6
- ★ **NOVEMBER 12, 2024: PUBLIC WORKSHOP #7**
- **December 2024-June 2025:** Prepare Goals, Objectives, and Policies
- **June-July 2025:** Planning Commission Hearing
- **July-August 2025:** BOCC Transmittal
- **December 2025:** BOCC Adoption
- **January-May 2026:** Create online dashboard with metrics & user guide



THE PLAN UPDATE

2025- 2050 Population Projections for Unincorporated Polk County



Source: University of Florida BEBR, Inspire Placemaking Collective, 2024

INPUT SUMMARY

LAND USE

- Protect the rural & agricultural areas
- Increase protection of areas of interest: Green Swamp, Lake Wales Ridge, surface waters, etc.
- Redevelopment of warehouses & golf courses
- Protect scenic corridors
- Create more integrated mixed-use opportunities
- Limit density in areas served by septic systems
- Concentrate new residential growth in areas of existing development

PARKS & CON.

- Strengthen Tree preservation
- Add more parks with playgrounds
- Create a senior / community center in North Lakeland area
- Embrace ecotourism opportunities
- Increase shade trees by trails
- Increase blueway connectivity
- Increase wetland protections
- Implement wildlife corridor overlay
- Increase wildlife crossings along major transportation corridors

INPUT SUMMARY

ECONOMY

- Facilitate small business development
- Diversify industries and employment opportunities
- Promote local ecotourism
- Focus on attracting higher paying jobs
- Increase arts and culture

TRANSPORTATION

- Expand local mobility options
- Expand sidewalk & bike lane network
- Increase bus service hours, frequency, and route variety
- Need to increase / improve road maintenance
- SunRail expansion
- Alternate routes off I-4
- Truck routes need increased maintenance

HISTORIC PRES.

- Creation of scenic highways / vista protection
- Repurpose historic buildings
- Increase awareness of historic preservation

INPUT SUMMARY

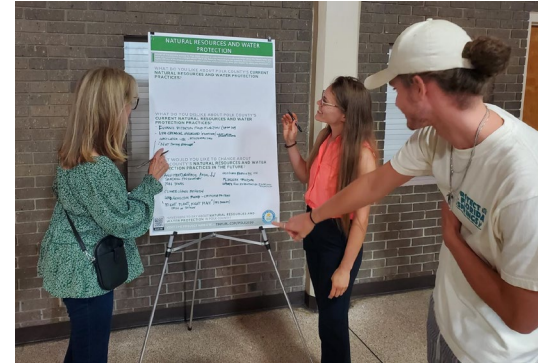
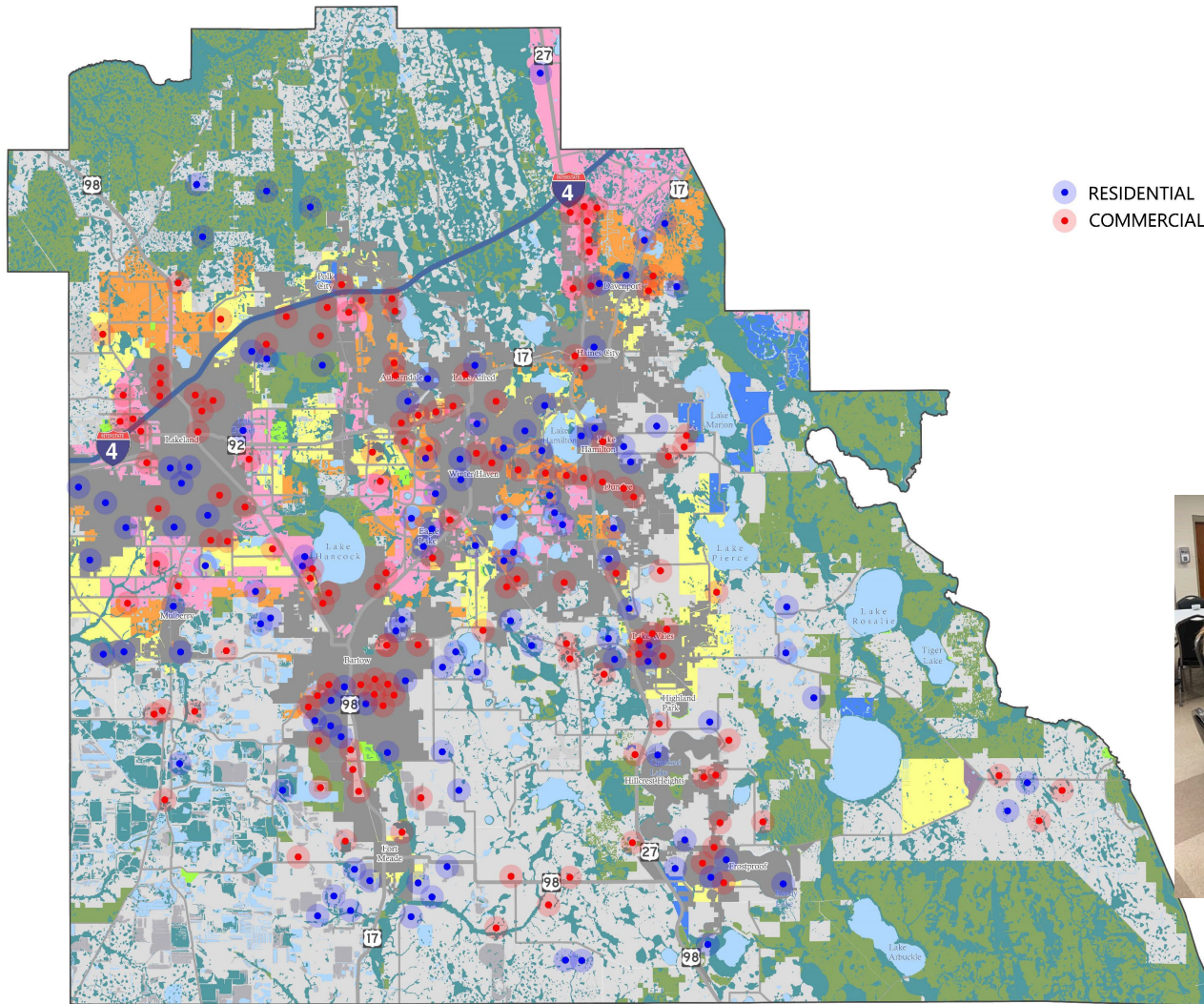
UTILITIES

- Ensure future water supply
- Provide water supply alternatives
- Increase infrastructure maintenance funding
- Increase graywater use
- Incorporate green infrastructure (LID) into new developments
- Replace septic tanks with connections to central sewer systems
- Underground electric utility lines

HOUSING

- Diversify housing stock
- Increase the affordability of homeownership, entry level housing
- Cluster housing and create larger open space & park areas
- Increase smaller housing options
- Rehabilitation of old housing into new affordable housing
- Increase density in appropriate areas

INPUT SUMMARY



DIGITAL SURVEY

VISIT

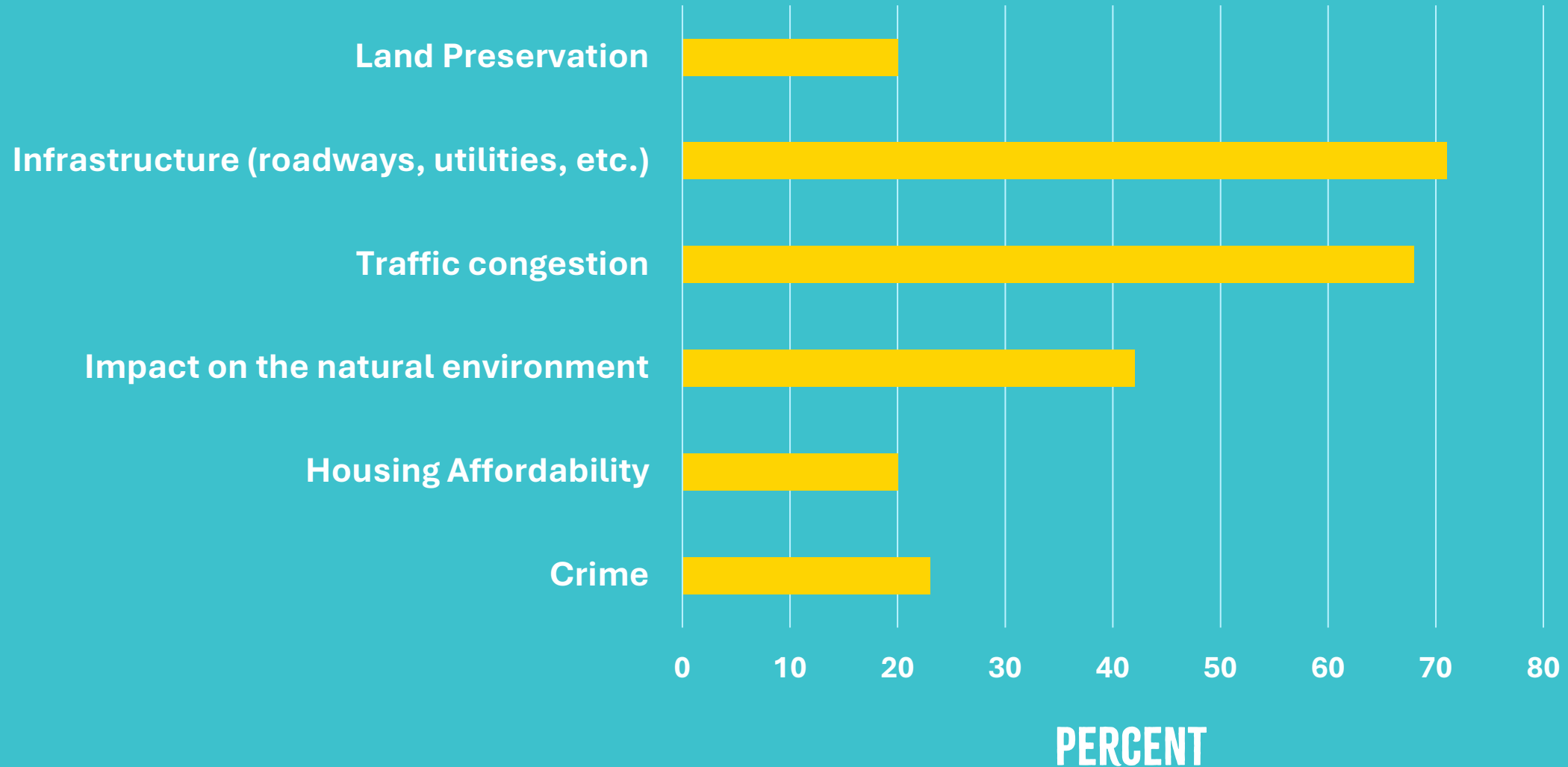
<https://www.inspire-engagement.com/polk-county-comp-plan>

OR

SCAN



What are the top concerns you have related to future growth within the County? (Top 6 Results)



What should be prioritized within the Comprehensive Plan update?

TOP 5 ANSWERS



Preserve & conserve our natural environment and wildlife habitats



Improve and expand roadway infrastructure



Ensure an adequate water supply for existing and future populations



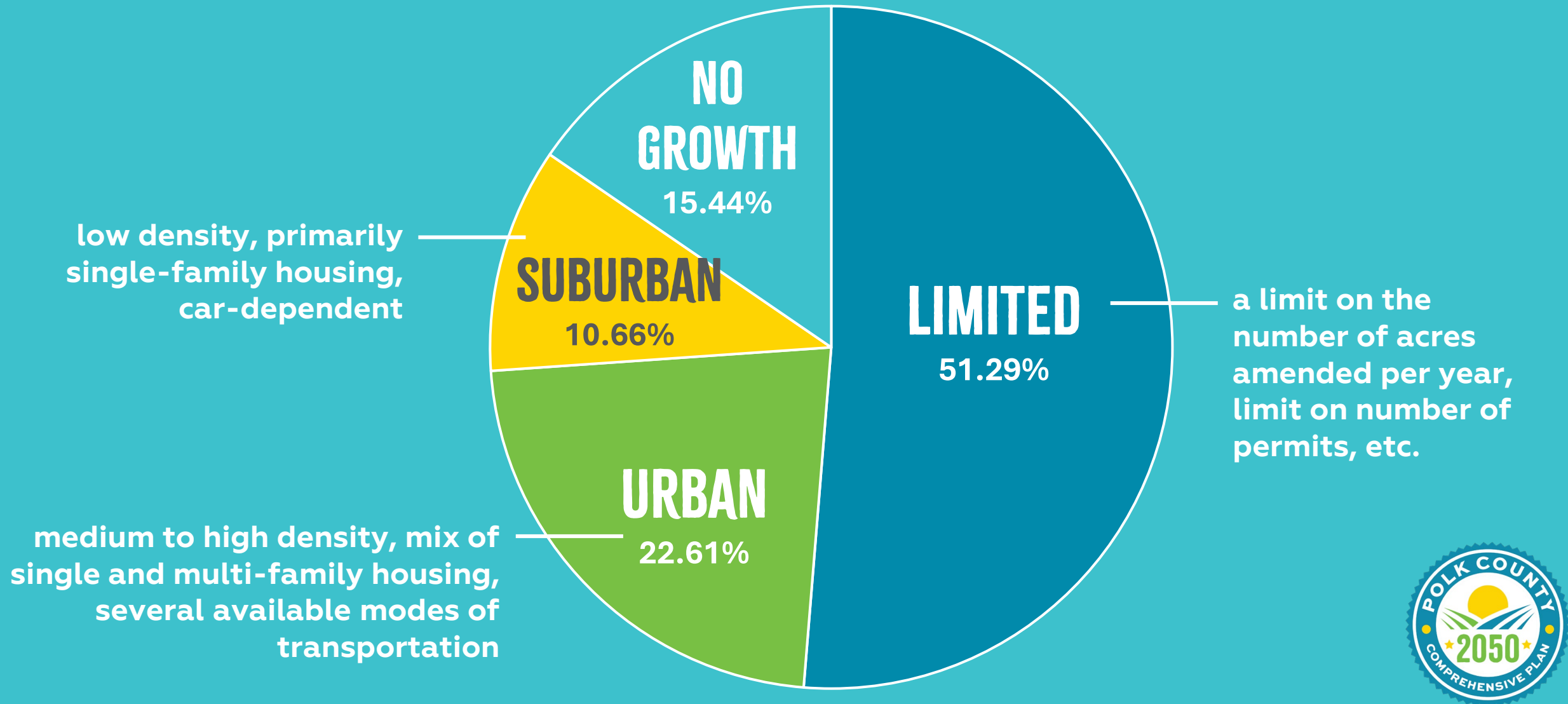
Protect rural & agricultural lands by directing growth to areas already served by infrastructure



Ensure residents of all income levels have safe and affordable housing options



What type of development should the County prioritize within the next 25 years?



NEXT STEPS



SCAN ME!



1

VISIT THE SITE: <https://www.inspire-engagement.com/polk-county-comp-plan>

2

Hearings

HOW DO WE GET THERE?

Part 1: Create Strategies



Part 2: Prioritize the Strategies





PROSPER 2050



THANK YOU!

POLK PROSPER 2050: PUBLIC WORKSHOP #7