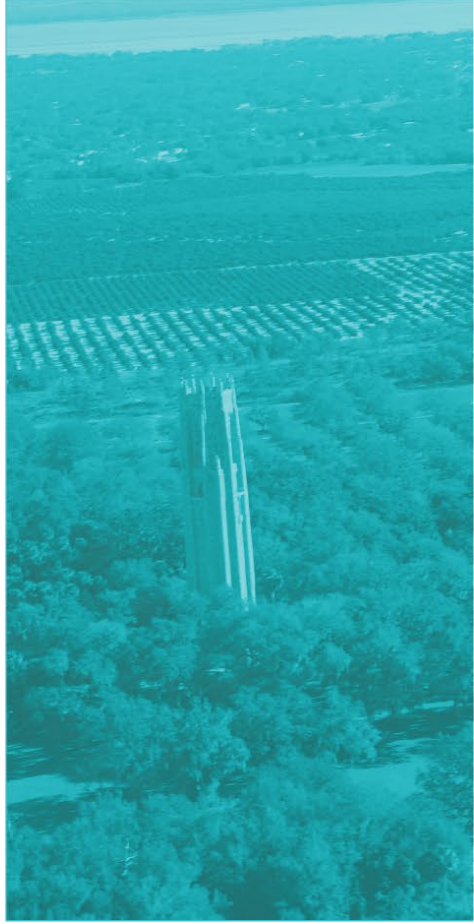


PUBLIC WORKSHOP #4

"WHERE DO WE WANT TO GO?"

AGENDA

1. PROJECT TEAM/BACKGROUND
2. PLAN UPDATE
3. COMMUNITY SNAPSHOT
4. WHERE DO WE WANT TO GO?
5. NEXT STEPS

PROJECT TEAM/BACKGROUND

POLK COUNTY

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

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

Kim Long
Executive Director, Polk Vision

Tara Watson
Operations Manager, Polk Vision

Inspire PLACEMAKING COLLECTIVE

Eric Raasch, AICP
Project Manager

Chris Dougherty, AICP
Deputy Project Manager

Claudia Sicilia
Urban Designer

Kyle Peterson
Landscape Architect

Haiden Lewis
Planner

PGA

Kelly Farabee, PE, PTOE, RSP1
Transportation Planner

PGA

Gabriel Gonzalez, Jr.
Transportation Planner

POLK COUNTY 2050 COMPREHENSIVE PLAN

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?

2. WHY ARE WE HERE?

PROJECT TEAM/BACKGROUND

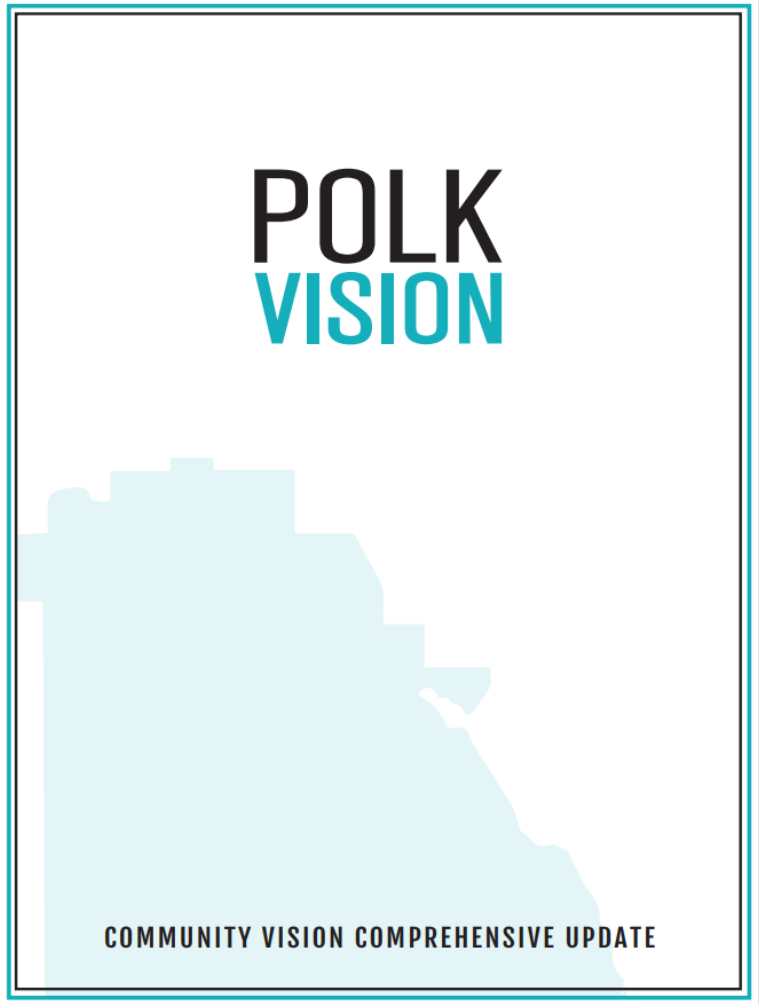
POLK VISION

- What have we heard so far?

POLK VISION

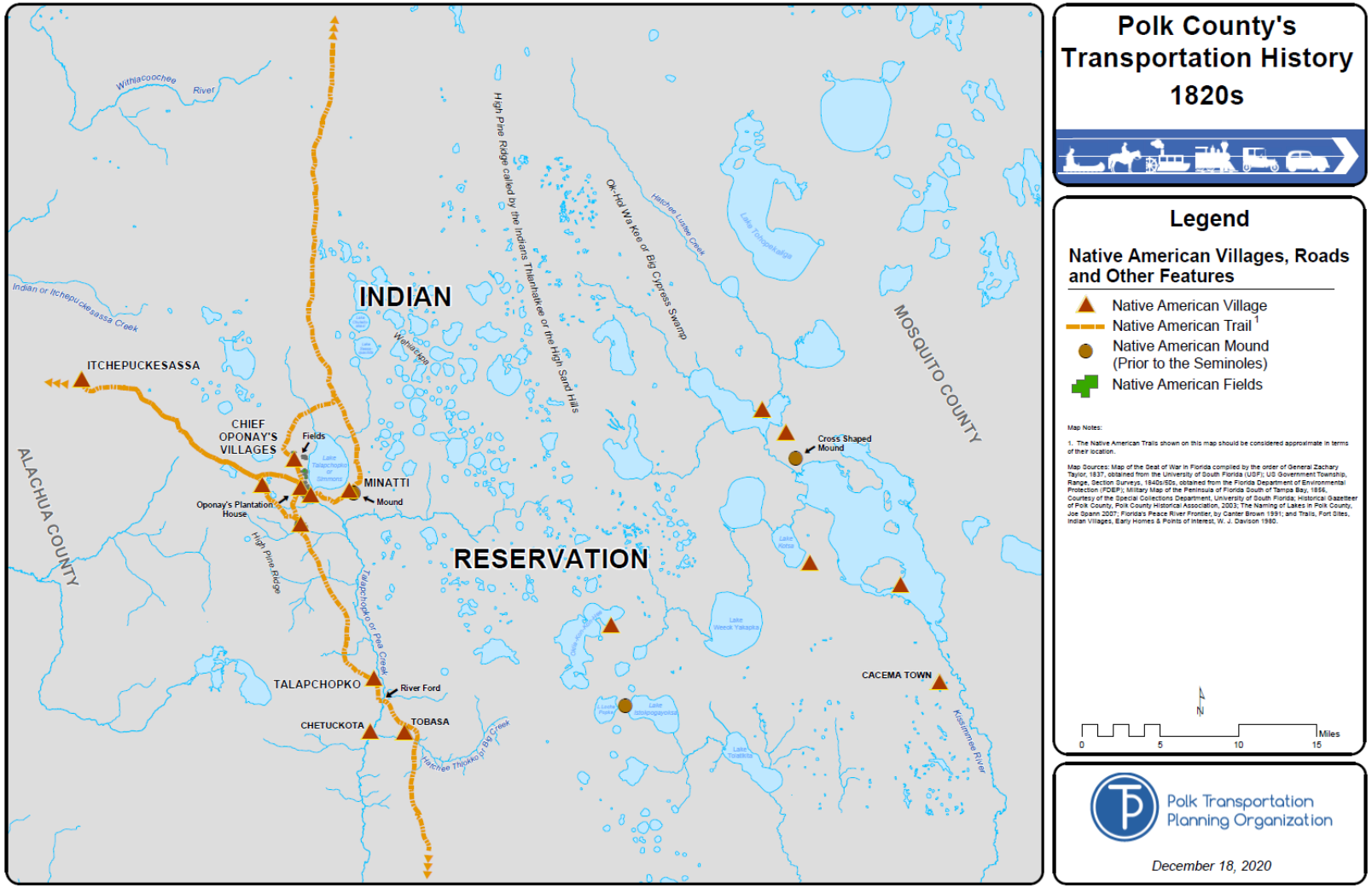
LEADS

LEARN ENGAGE ALIGN DEVELOP SUSTAIN



POLK COUNTY 2050 COMPREHENSIVE PLAN

PROJECT TEAM/BACKGROUND



Polk County's Transportation History

1820s

Legend

Native American Villages, Roads and Other Features

- Native American Village
- Native American Trail [1]
- Native American Mound (Prior to the Seminoles)
- Native American Fields

Map Notes:

1. The Native American Trails shown on this map should be considered approximate in terms of their location.

Map Sources: Map of the Seat of War in Florida compiled by the order of General Zachary Taylor, 1837, obtained from the University of South Florida (USF); US Government Township, Range, Section Surveys, 1840s/50s, obtained from the Florida Department of Environmental Protection (FDEP); Military Map of the Peninsula of Florida South of Tampa Bay, 1856, Courtesy of the Special Collections Department, University of South Florida; Historical Gazetteer of Polk County, Polk County Historical Association, 2003; The Naming of Lakes in Polk County, Joe Spann 2007; Florida's Peace River Frontier, by Canter Brown 1991; and Trails, Fort Sites, Indian Villages, Early Homes & Points of Interest, W. J. Davison 1980.

N

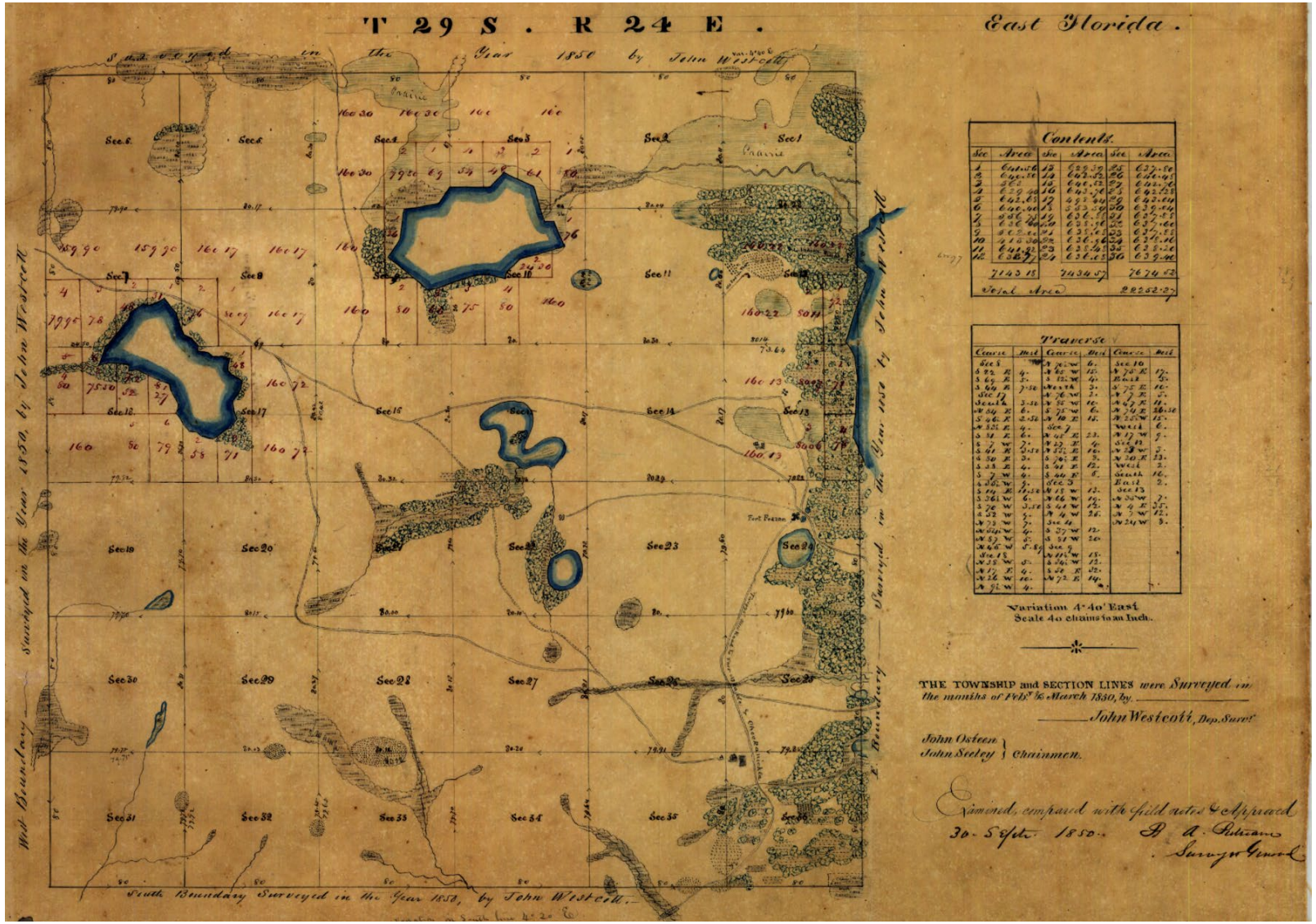
0 5 10 15 Miles

Polk Transportation Planning Organization

December 18, 2020

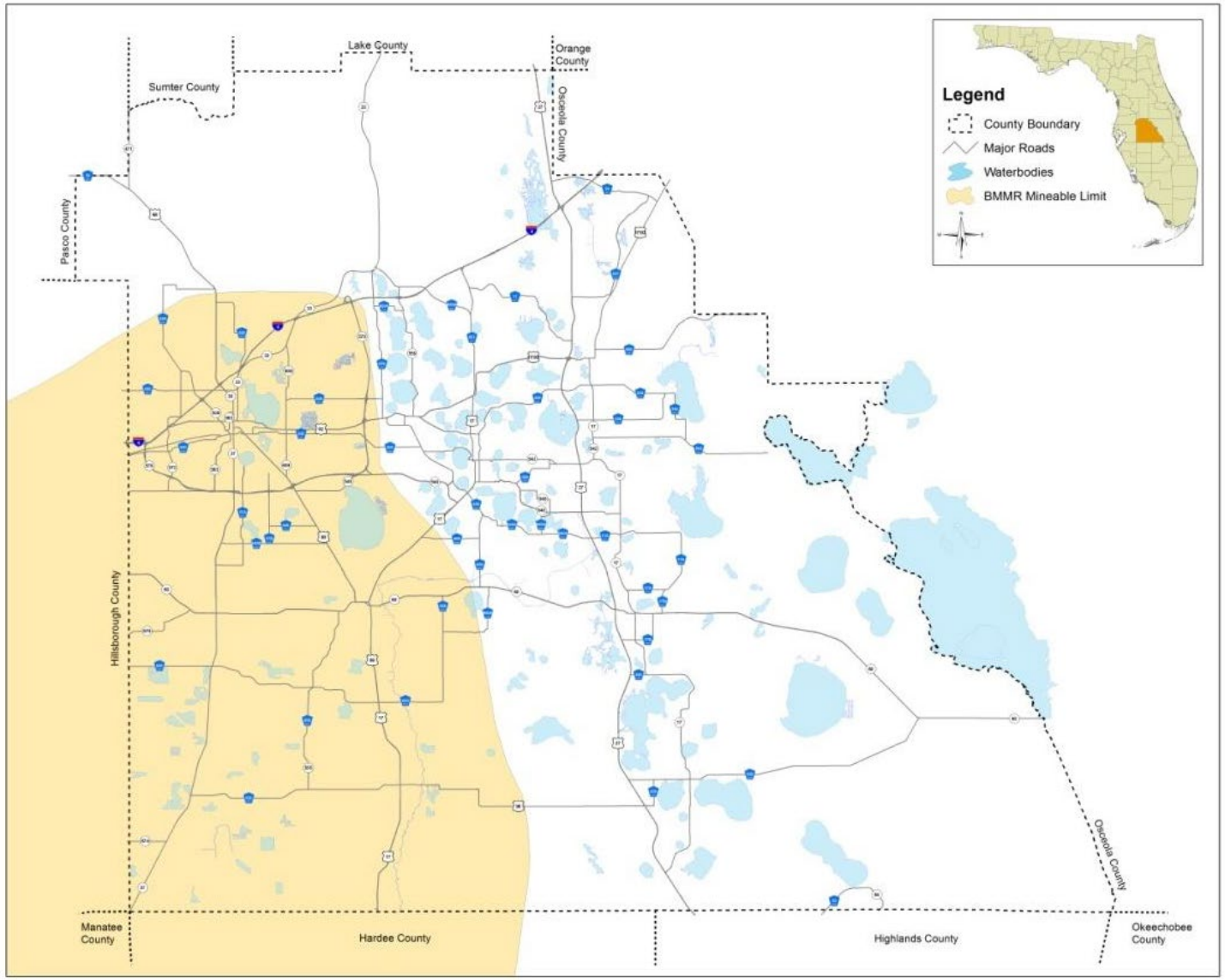
What is the oldest city in Polk County?

PROJECT TEAM/BACKGROUND



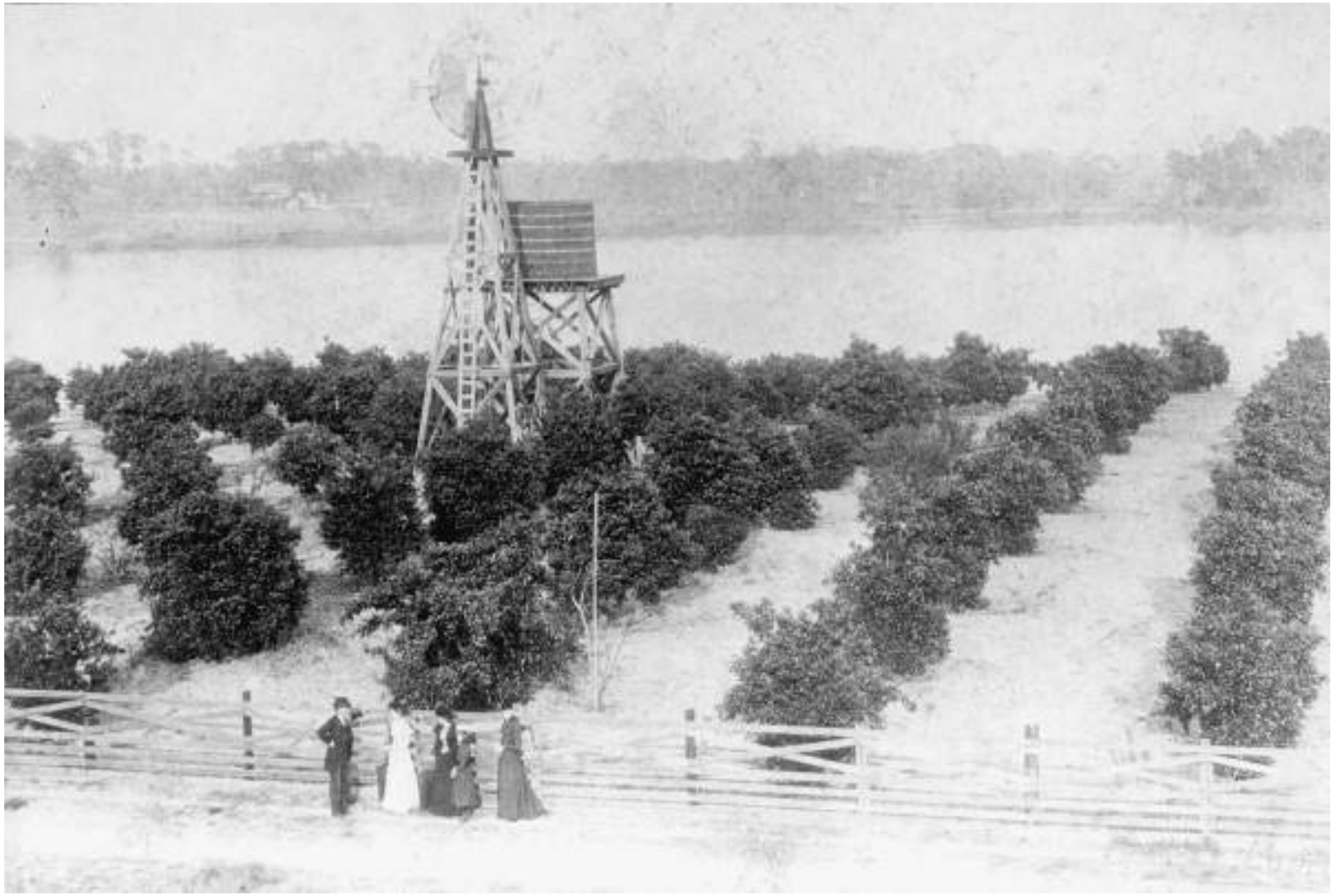
When was Polk created?

PROJECT TEAM/BACKGROUND



Start of phosphate mining?

PROJECT TEAM/BACKGROUND



Source: Florida Department of State, Division of Historical Resources

Start of citrus?

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 and map series (as amended) (2030)
- 2000 – Land Development Code
- 2010 – Significant Comprehensive Plan update
- 2024 – Comprehensive Plan 2050 - Rewrite

THE PLAN UPDATE

INTEGRATED DEVELOPMENT - MANAGEMENT SYSTEM

ARTICLE I: COMPREHENSIVE PLAN

Goals, Objectives and Policies

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

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

Elements of the Plan

- Future Land Use
- Housing
- Conservation
- Economic
- Infrastructure
- Property Rights
- Transportation
- Recreation & Open Space
- Public School Facilities
- Intergovernmental Coordination
- Capital Improvement Element

THE PLAN UPDATE

INTEGRATED DEVELOPMENT - MANAGEMENT SYSTEM

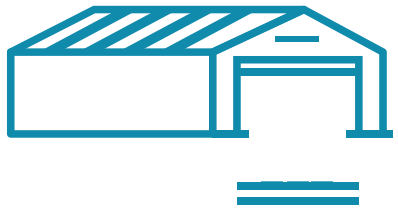
ARTICLE I: COMPREHENSIVE PLAN

Goals, Objectives and Policies

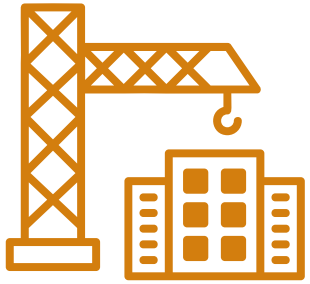
Why Update?

- 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

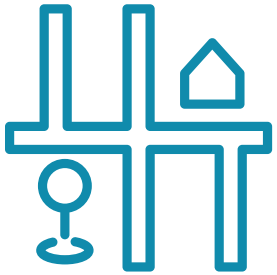
THE PLAN UPDATE



Warehouse/ Distribution



Redevelopment Areas



Non-Residential Location Criteria

Adaptive Reuse

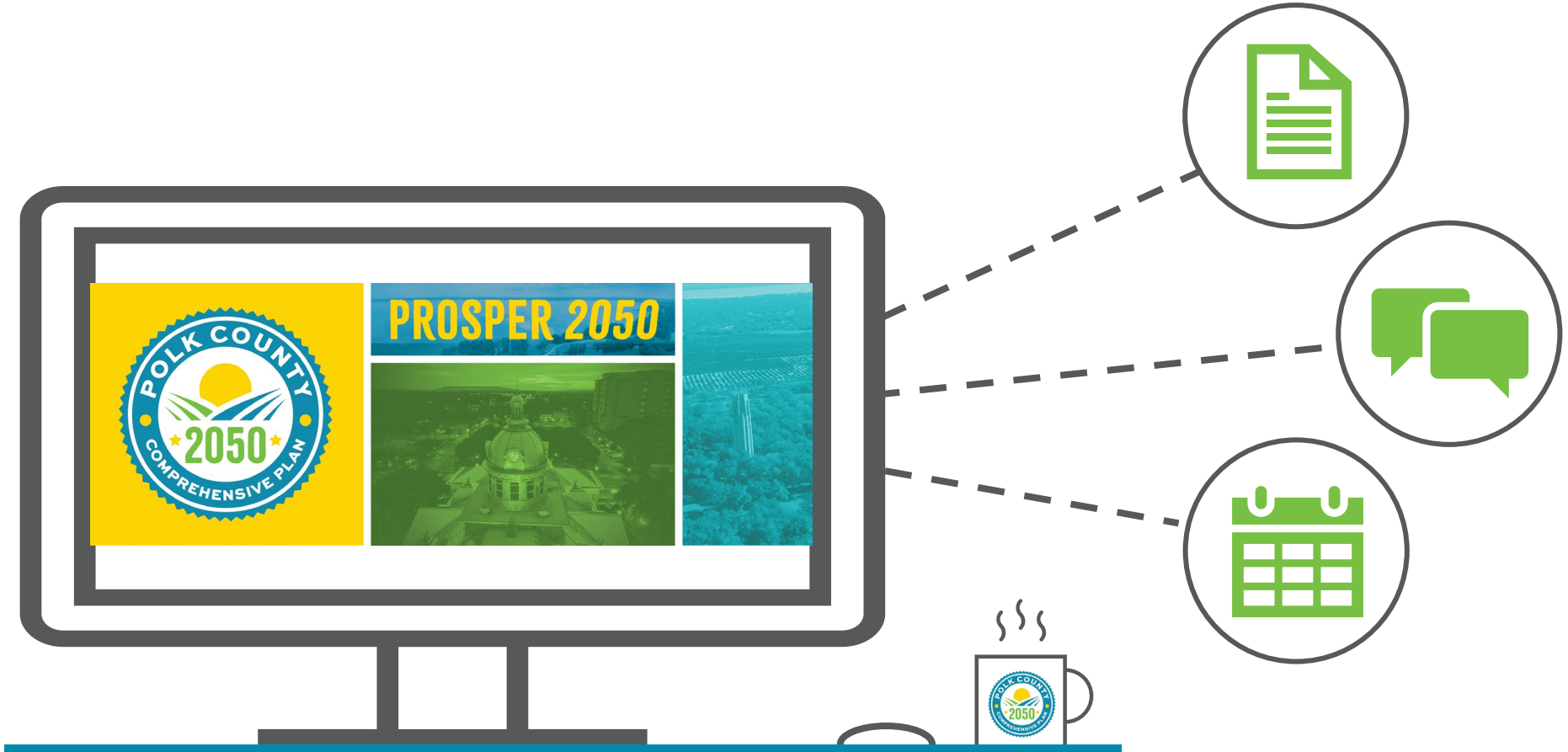
Community Concerns

Natural Resources/ Water Protection

Rapidly Advancing Transportation Tech.

Freight Mobility/Safety

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 15, 2024:** Public Workshop #5
- **October 22, 2024:** Public Workshop #6
- **October 29, 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

COMMUNITY SNAPSHOT

679,000
ACRES

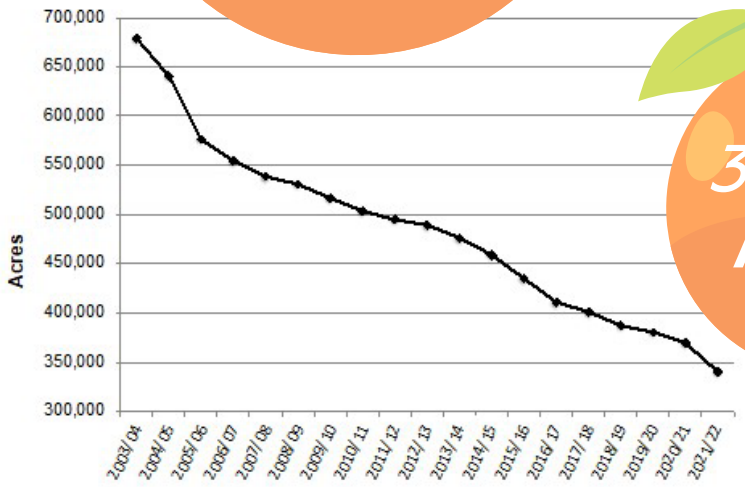
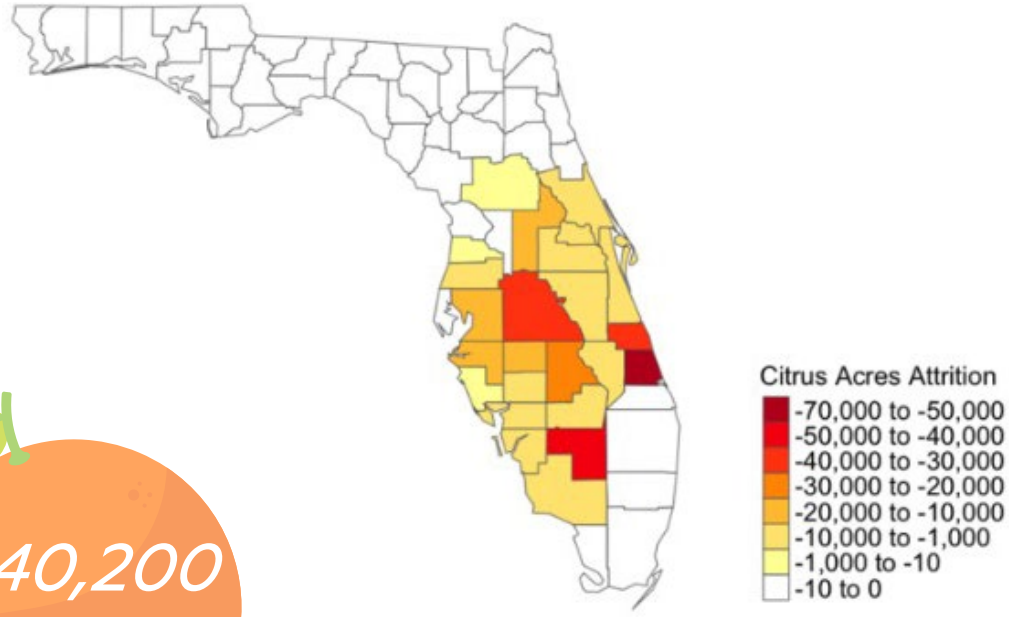


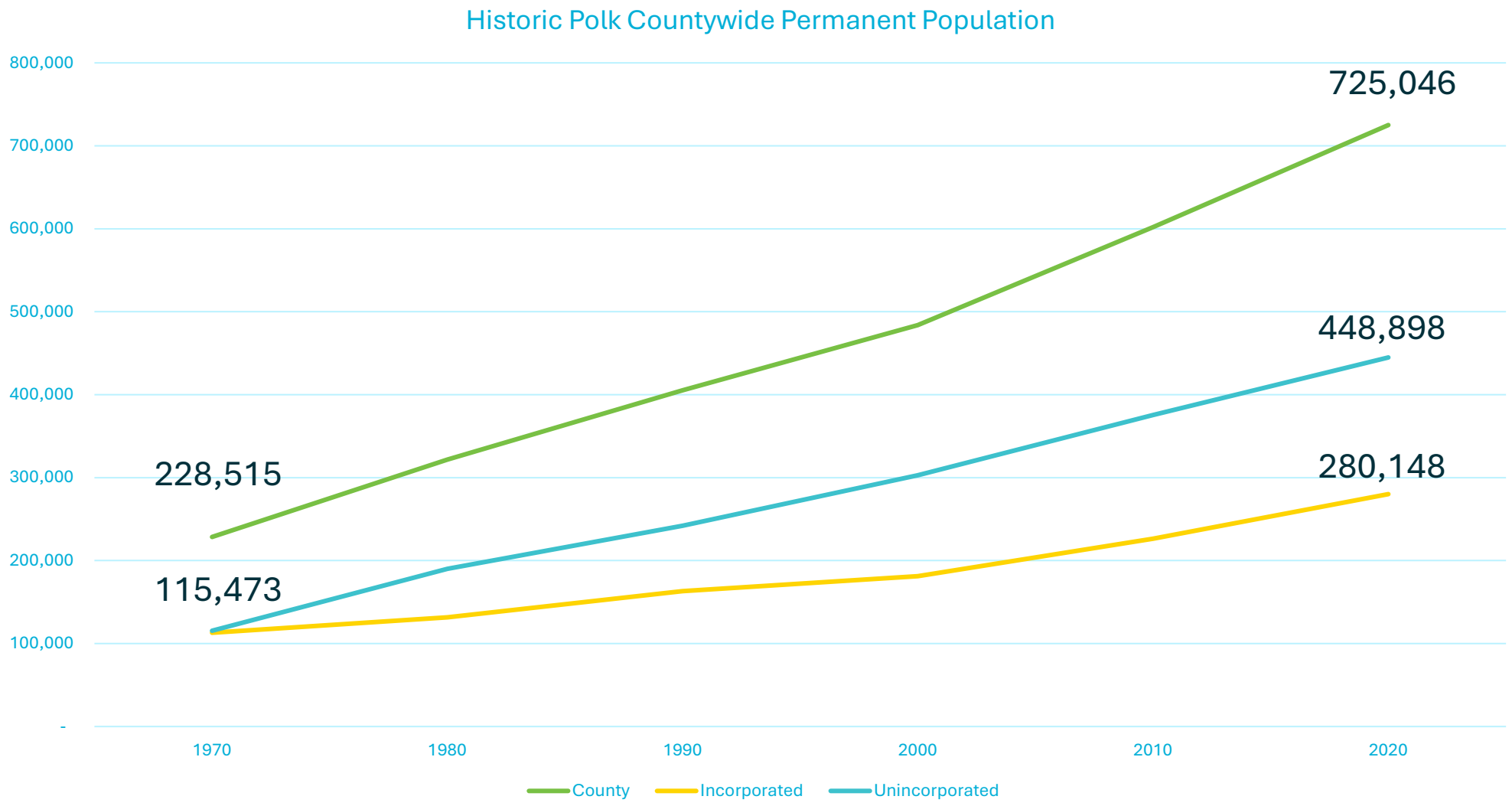
Figure 1. Citrus-bearing acreage in Florida

340,200
ACRES

Figure 4. Citrus acreage attrition by county from 2003-04 to 2021-22

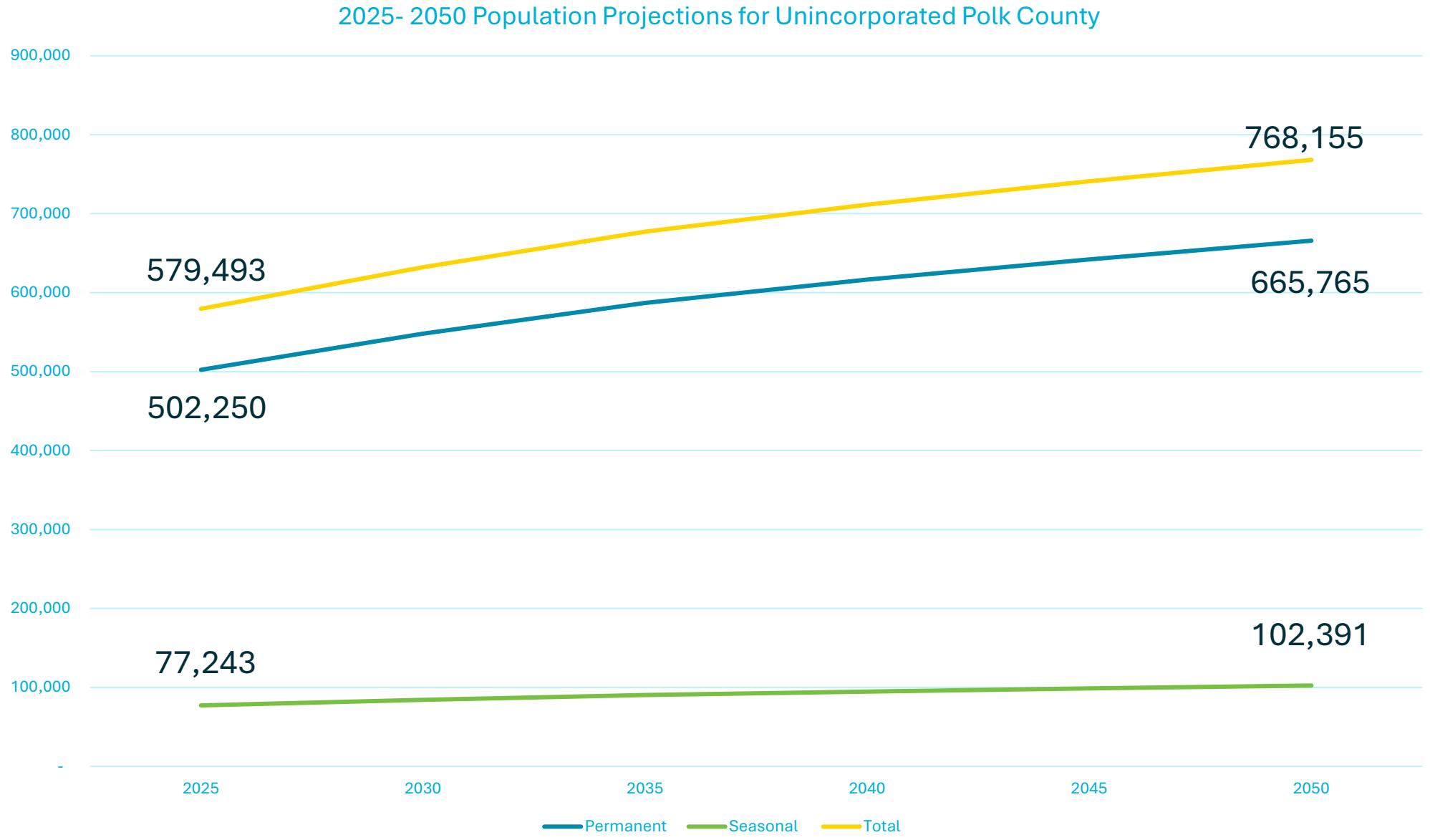


COMMUNITY SNAPSHOT



Source: U.S Census Bureau, 1970-2020

COMMUNITY SNAPSHOT



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

COMMUNITY SNAPSHOT

EDUCATION

No High School Diploma	High School Graduate	Some College/ Associate's Degree	Bachelor's/Grad/ Prof Degree
11.3%	34.2%	30.4%	24.1%

EMPLOYMENT

White Collar	55.6%
Blue Collar	25.8%
Services	18.7%

3.8% Unemployment Rate

KEY FACTS

812,640 Population	41.2 Median Age
303,601 Households	$53,598 Median Disposable Income

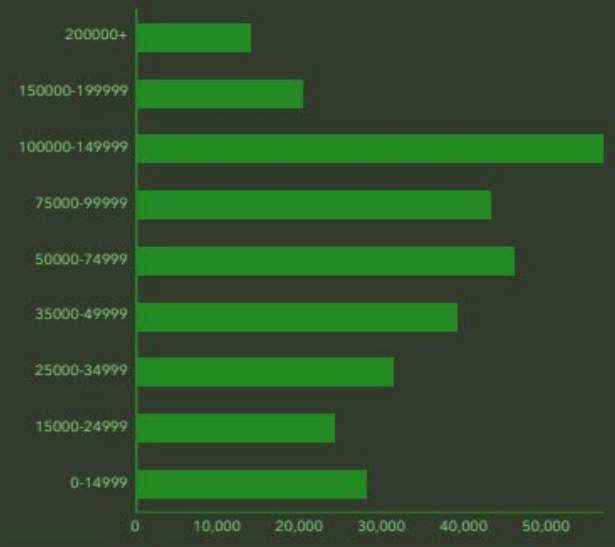
INCOME

$63,515 Median Household Income

$31,188 Per Capita Income

$186,050 Median Net Worth

HOUSEHOLD INCOME ($)



COMMUNITY SNAPSHOT

2.60
Average Household size

70.7%
Homeownership

30.3
Average travel time to Work (in minutes)

59.1%
# of employed people who live & work in the county

COMMUNITY SNAPSHOT

POLK COUNTY

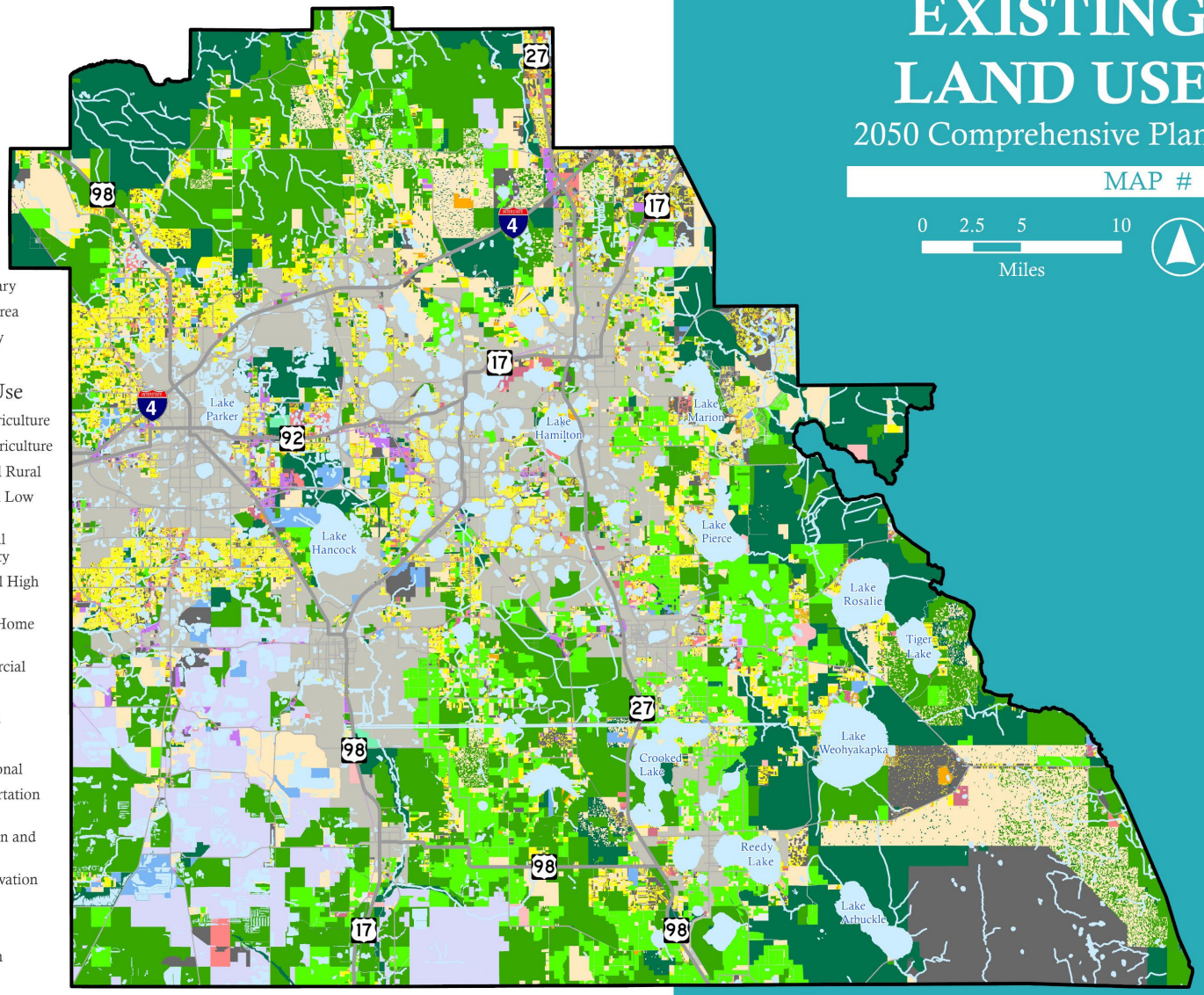
EXISTING LAND USE

2050 Comprehensive Plan

MAP #

0 2.5 5 10

Miles



LEGEND

- County Boundary
- Incorporated Area
- Major Roadway
- Waterbody

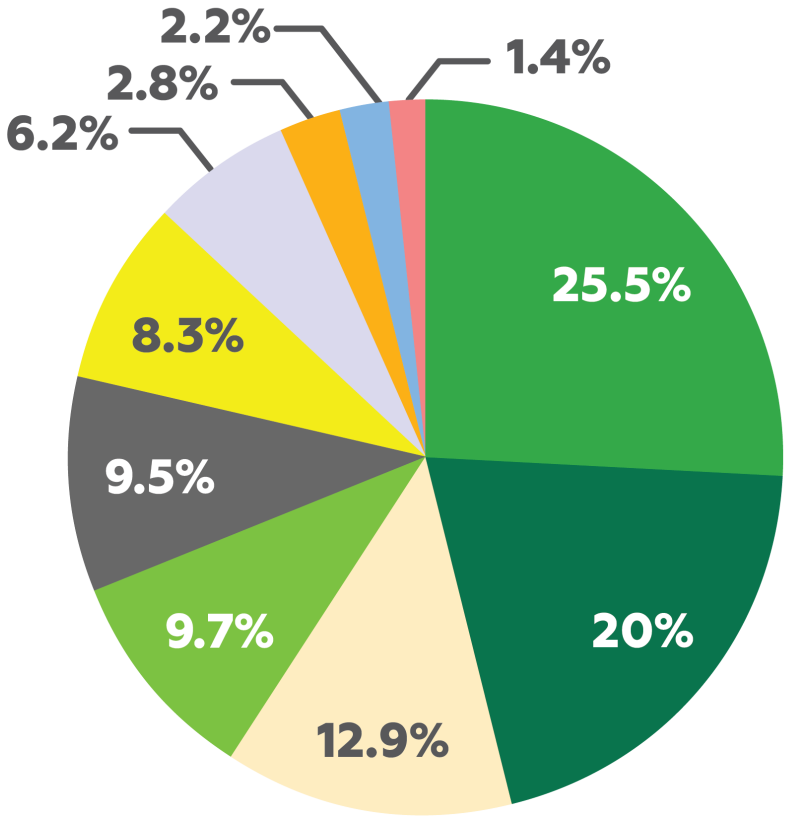
Existing Land Use

- AA: Active Agriculture
- AP: Passive Agriculture
- RR: Residential Rural
- RL: Residential Low Density
- RM: Residential Medium Density
- RH: Residential High Density
- MHP: Mobile Home Park
- COM: Commercial
- COMF:
- IND: Industrial
- MIN: Mining
- INST: Institutional
- ROW: Transportation ROW
- ROS: Recreation and Open Space
- CONS: Conservation
- VAC: Vacant
- Lake
- No Designation

External Sources: Polk County Property Appraiser 2024

COMMUNITY SNAPSHOT

EXISTING LAND USE



- Passive Agriculture
- Conservation
- Rural Residential
- Active Agriculture
- Vacant
- Low Density Residential
- Mining
- Other
- Institutional
- Commercial

COMMUNITY SNAPSHOT

POLK COUNTY

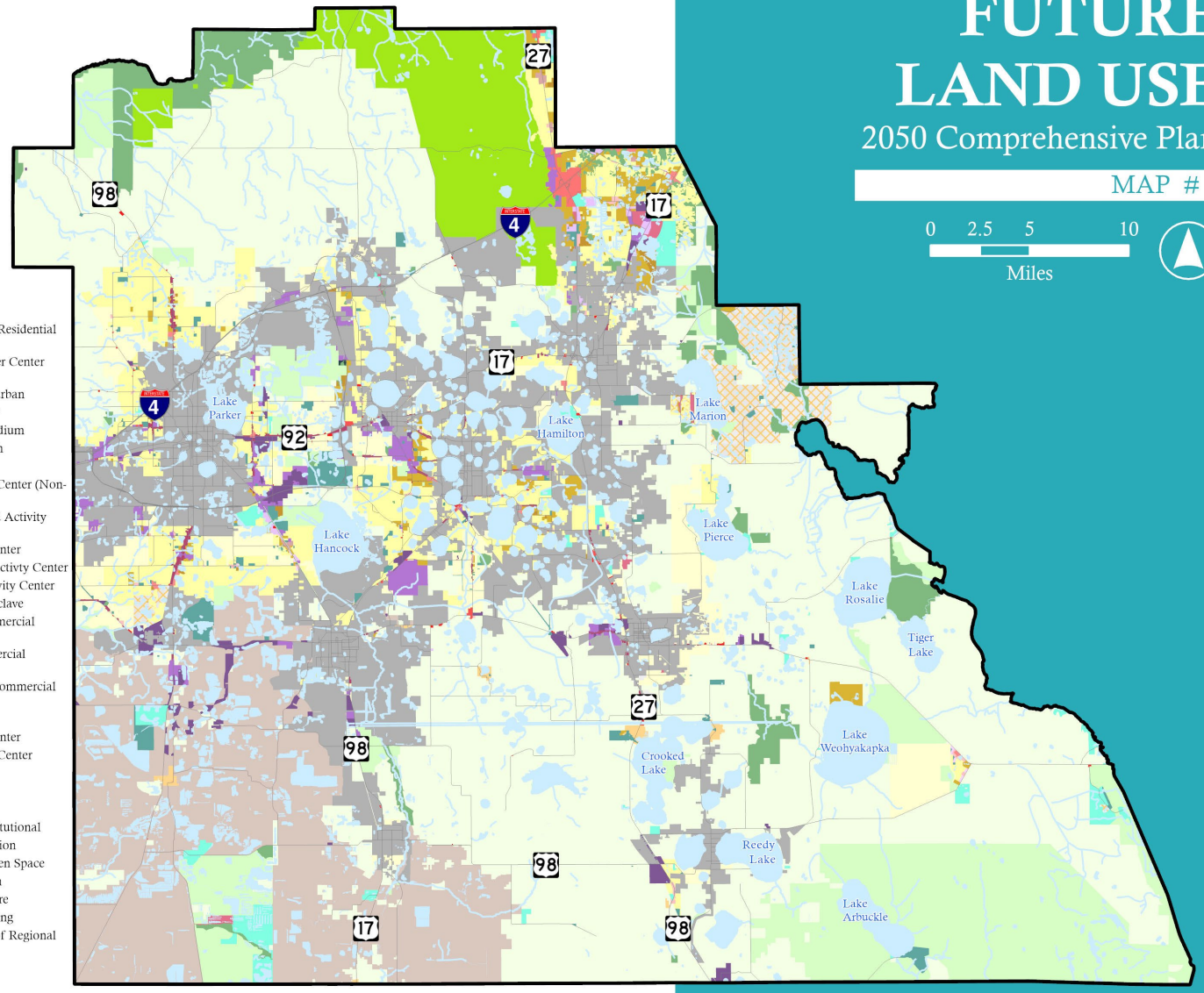
FUTURE LAND USE

2050 Comprehensive Plan

MAP #

0 2.5 5 10

Miles



LEGEND

- County Boundary
- Major Roadway

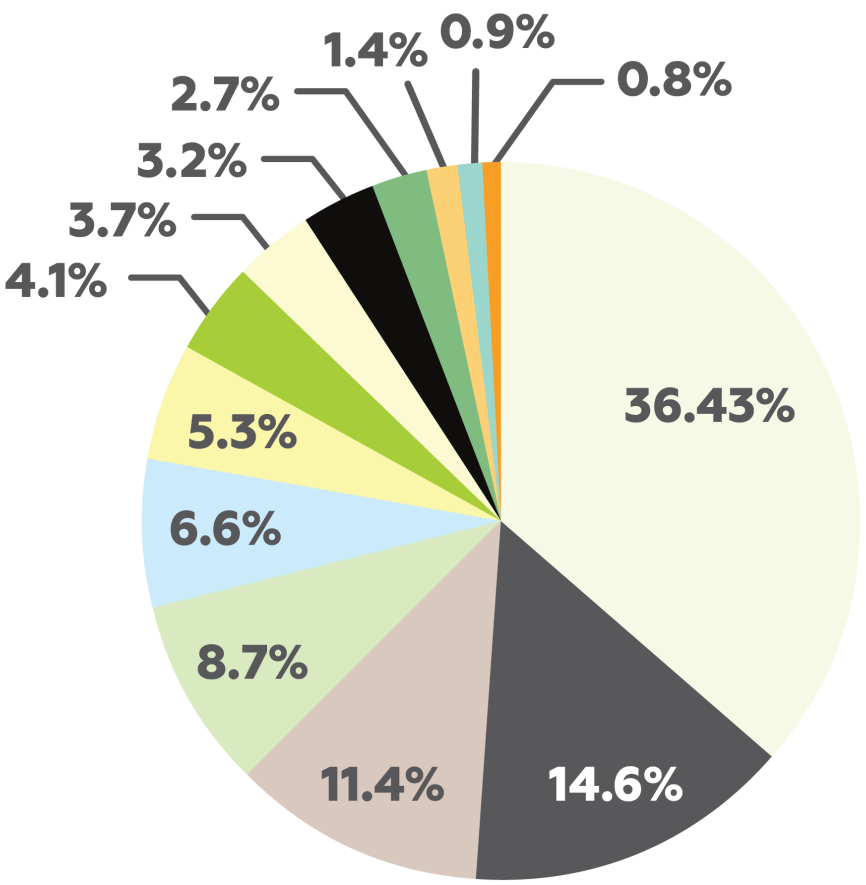
Future Land Use

- A/RR: Agriculture/Residential Rural
- RCC-R: Rural Cluster Center (Residential)
- RS: Residential Suburban
- RL: Residential Low
- RM: Residential Medium
- RH: Residential High
- MU: Mixed Use
- RCC: Rural Cluster Center (Non-residential)
- NAC: Neighborhood Activity Center
- CC: Convenience Center
- CAC: Community Activty Center
- RAC: Regional Activity Center
- CE; Commercial Enclave
- TCC: Tourism Commercial Center
- LCC: Linear Commercial Corridor
- HIC: High-Impact Commercial Center
- TC: Town Center
- EC: Employment Center
- BPC: Business Park Center
- OC: Office Center
- IND: Industrial
- INST: Institutional
- PI: Professional Institutional
- LR: Leisure/Recreation
- ROS: Recreation Open Space
- PRESV: Preservation
- CORE: CARMP Core
- PM: Phosphate Mining
- DRI: Development of Regional Impact
- Municipality
- Waterbody

External Sources: Polk County, 2024

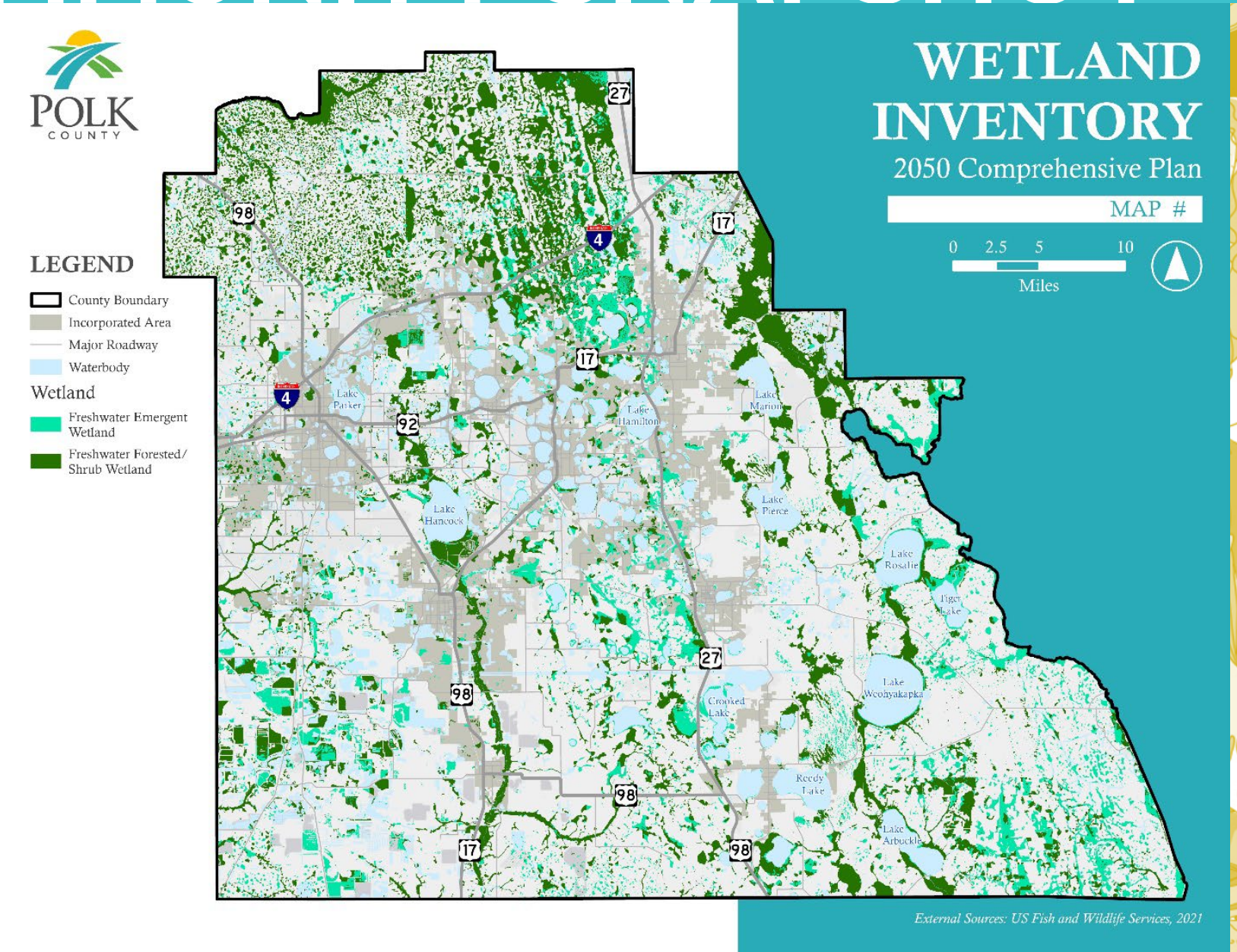
COMMUNITY SNAPSHOT

FUTURE LAND USE

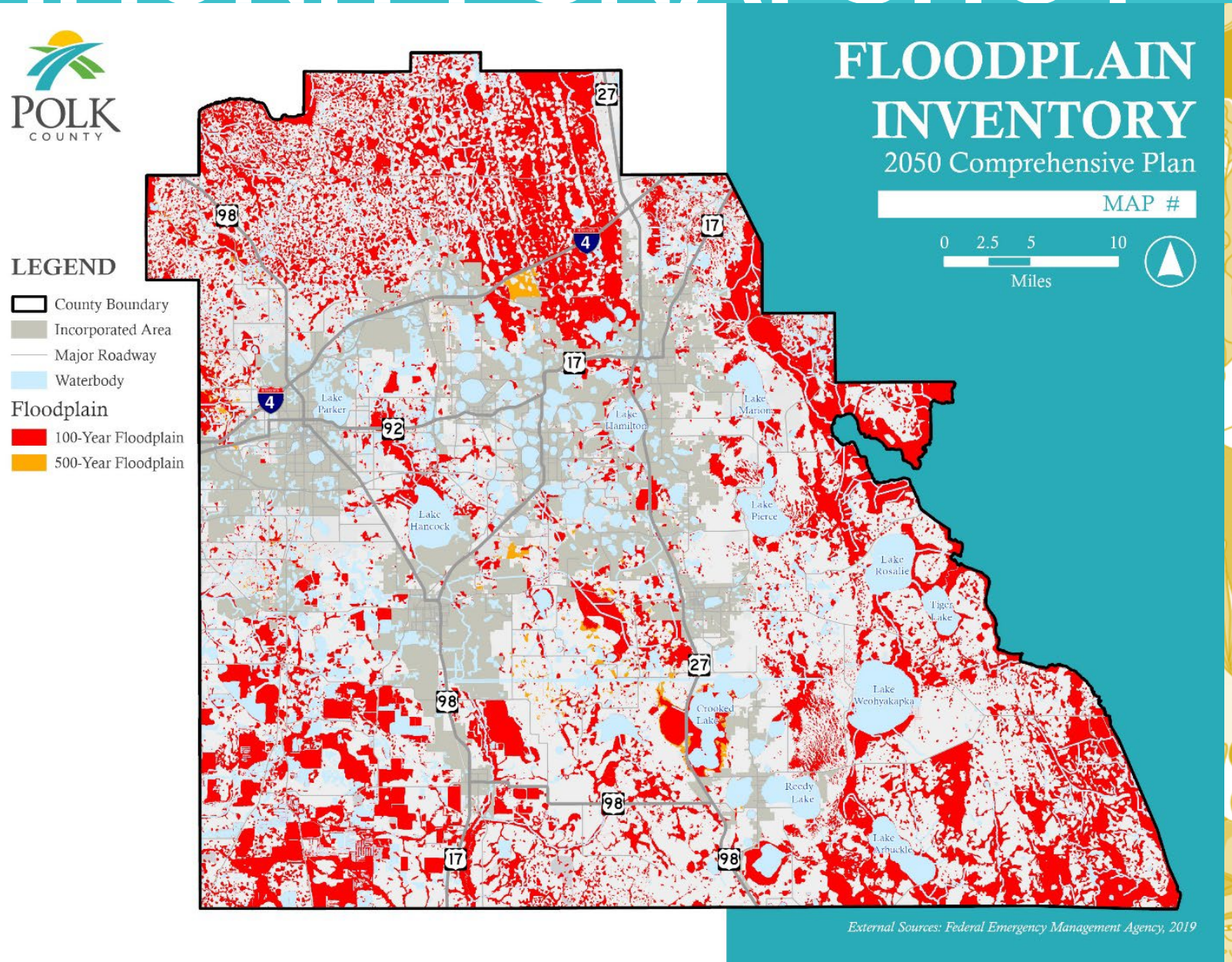


- Agriculture/Residential Rural
- City
- Phosphate Mining
- Recreation & Open Space
- Lakes
- Low Density Residential
- Core
- Residential Suburban
- Other
- Preservation
- Development of Regional Impact
- Leisure/Recreation
- Medium Density Residential

COMMUNITY SNAPSHOT



COMMUNITY SNAPSHOT



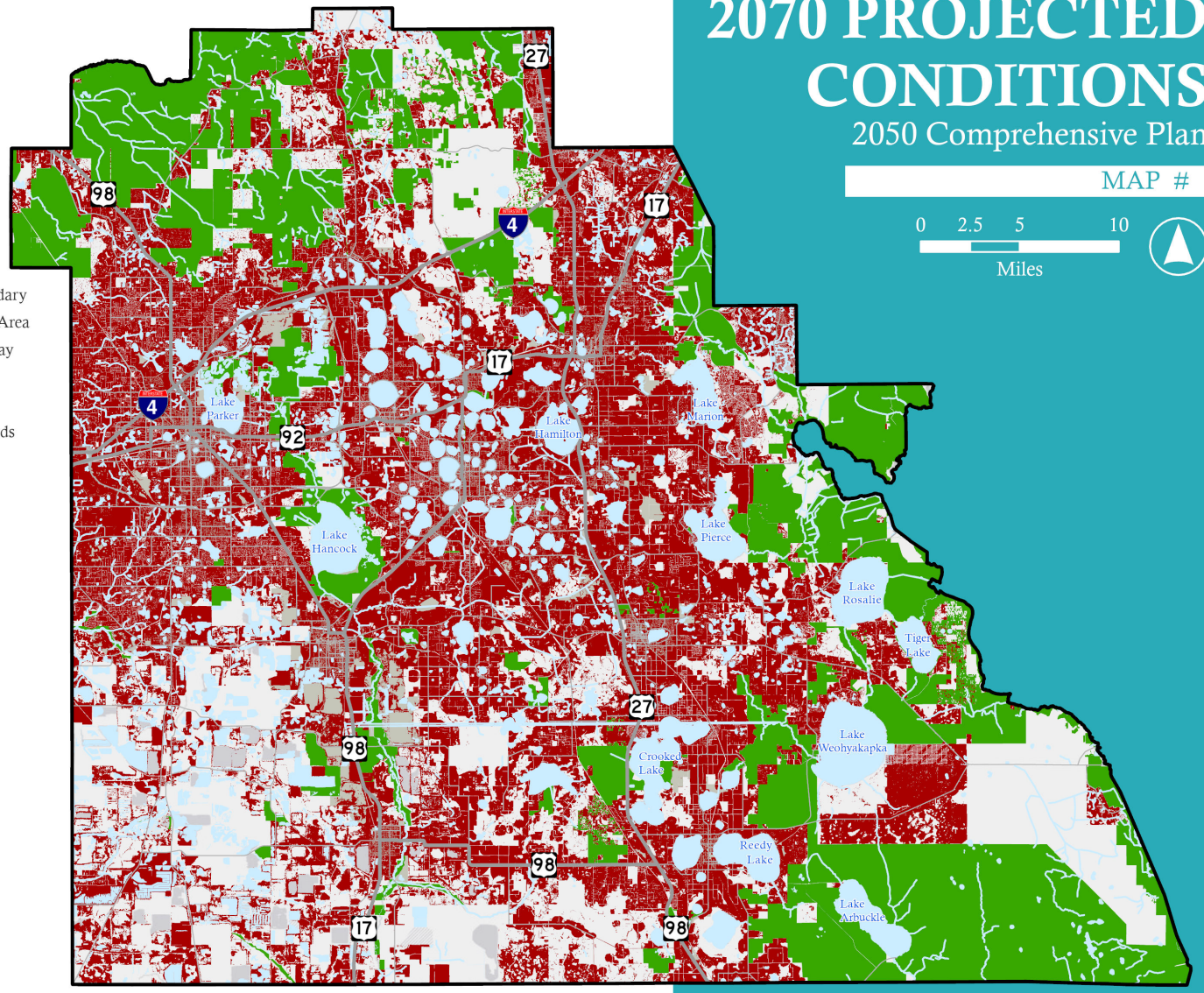
COMMUNITY SNAPSHOT

POLK COUNTY

2070 PROJECTED CONDITIONS

2050 Comprehensive Plan

MAP #



0 2.5 5 10
Miles

LEGEND

- County Boundary
- Incorporated Area
- Major Roadway
- Waterbody
- Development
- Protected Lands

External Sources: University of Florida GeoPlan Center, 2022

DIGITAL SURVEY

VISIT

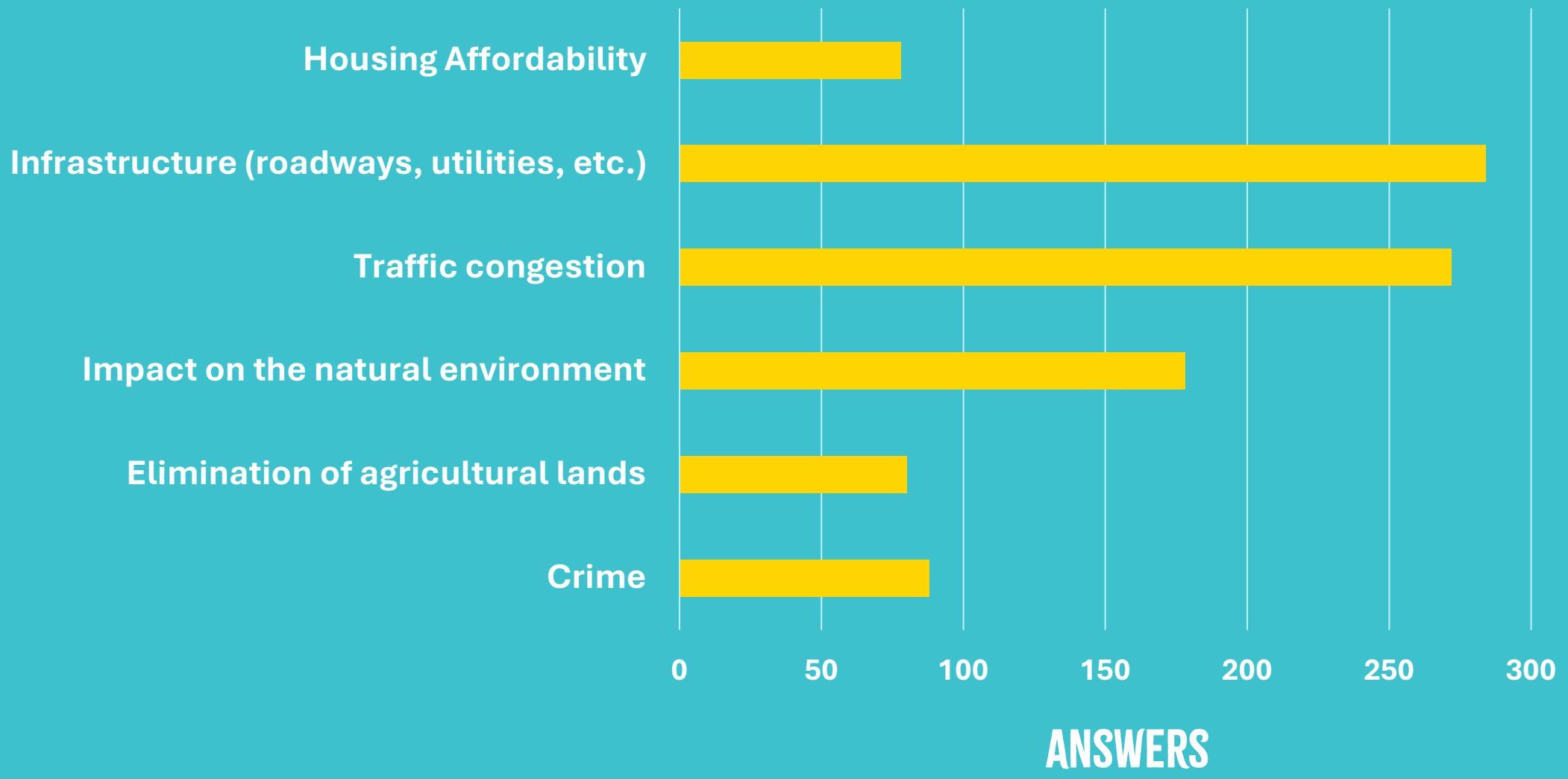
https://www.inspire-engagement.com/polk-county-comp-plan

OR

SCAN

POLK COUNTY 2050 COMPREHENSIVE PLAN

What are the top concerns you have related to future growth within the County? (Top 5 Results)



What should be prioritized within the Comprehensive Plan update?

TOP 5 ANSWERS

#1 PRIORITY

Preserve & conserve our natural environment and wildlife habitats

#2 PRIORITY

Improve and expand roadway infrastructure

#3 PRIORITY

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

#4 PRIORITY

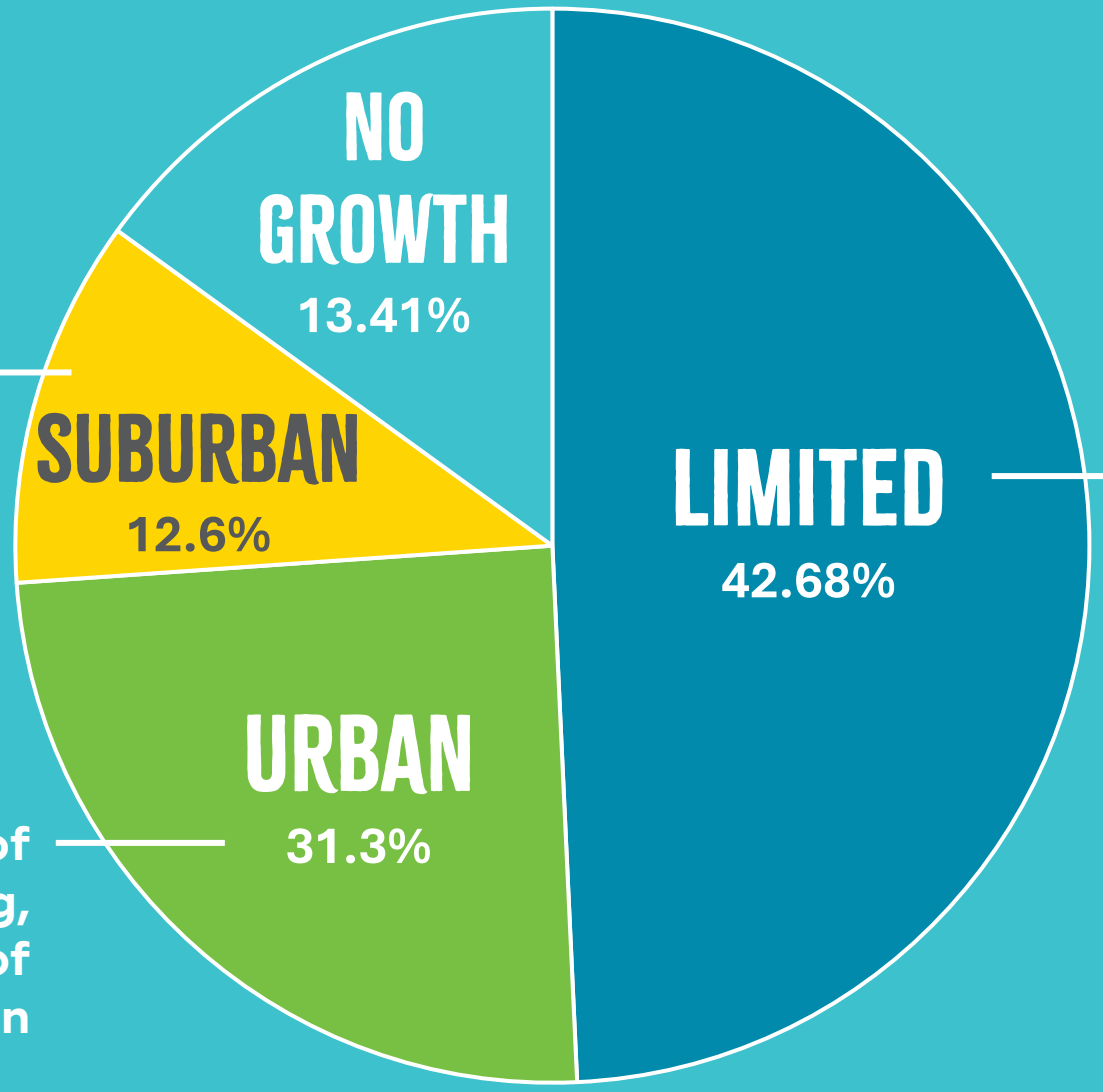
Ensure an adequate water supply for existing and future populations

#5 PRIORITY

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

POLK COUNTY 2050 COMPREHENSIVE PLAN

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



low density, primarily single-family housing, car-dependent

medium to high density, mix of single and multi-family housing, several available modes of transportation

a limit on the number of acres amended per year, limit on number of permits, etc.

NEXT STEPS

SCAN ME!

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

2 Attend Workshop #4

TONIGHT'S ACTIVITIES

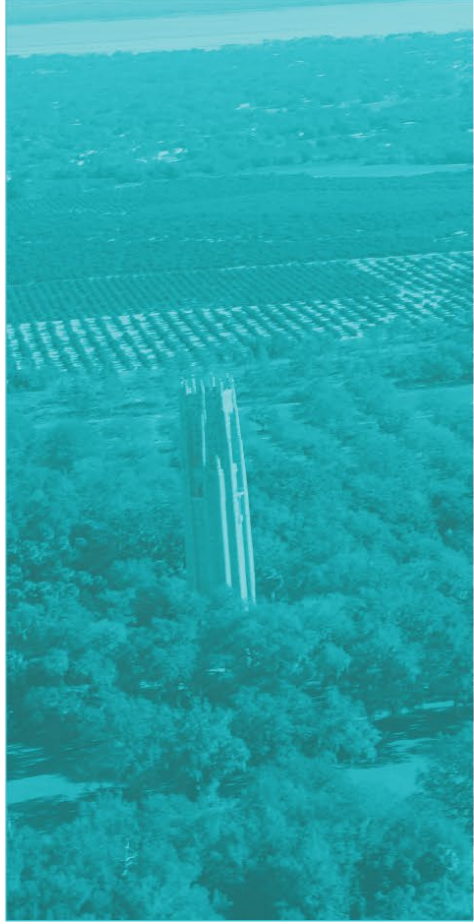
A COMMUNITY VISION EXERCISE

B COMMUNITY ASSESSMENT BOARDS

C POPULATION GROWTH ACTIVITY

D "WHAT'S YOUR VISION?" BANNER

E IDEA WALL



THANK YOU!

POLK PROSPER 2050: PUBLIC WORKSHOP #4