

Comprehensive Plan Relationship



12 Comprehensive Plan Relationship

The Ridge Scenic Highway runs through eight general-purpose governmental jurisdictions – seven cities and one county. The Corridor Advocacy Group developed the Corridor Management Plan with the full involvement of the local government jurisdictions. Local government representatives served on the Corridor Advocacy Group, worked to develop the Goals and Strategies with the Corridor Advocacy Group, and reviewed the draft Goals and Strategies with municipal staff. Due to the collaborative process by which the Goals and Strategies and the Action Plan were developed, the Goals and Strategies and Action Plan both reflect and expand upon existing policies found in existing Comprehensive Plans and projects and programs under development or adopted by local government jurisdictions.

The Goals and Strategies and Action Plan are well coordinated with the comprehensive plans of the local governments. The existing local government Goals, Objectives and Policies support the Corridor Management Entity’s Goals and Strategies. In addition, local governments plan to revise their comprehensive plans to directly reference the Ridge Scenic Highway and indicate local support.

Existing Goals and Objectives that Support CME Goals and Strategies

Many of the strategies outlined in the CME Goals and Strategies reflect or are supported by policies found in the adopted Comprehensive Plans of local governments. The following local government Goals and Objectives support the indicated Goals and Strategies adopted by the Corridor Advocacy Group. See *Section 1: Ridge Scenic Highway Vision and Concept Plan* for the Goals and Strategies.

Polk County

Future Land Use Element

Goal: To achieve an economically viable, efficient, safe, and quality-living environment through balanced and compact growth, compatible land use patterns, and wise use of

economic and physical resources, while protecting and managing the natural environment.

Objective 2.108-A: The Polk County Plan shall provide areas for rural activities such as agricultural uses, mining activities, and rural residential uses, and for areas to be available for future long-range urban-expansion activities through:

- a. The designation and mapping of Rural-Development Areas (RDAs), and
- b. The establishment of policies to govern the development of land within RDAs.

Objective 2.117-A: The Polk County Plan shall provide for the use and development of recreation and open space lands and areas within the County through:

- a. The establishment of a "Recreation and Open Space" land use classification;
- b. The designation of Recreation and Open Space lands on the Future Land Use Map Series; and
- c. Through the establishment of development criteria applicable to the development and location of Recreation and Open Space lands within the County.

Objective 2.118-A: The Polk County Plan shall provide for the use and preservation of publicly owned or privately purchased preservation areas within the County through:

- a. The establishment of a "Preservation" land use classification;
- b. The designation of Preservation lands on the Future Land Use Map Series; and
- c. Through the establishment of use and acquisition criteria applicable to the development and location of Preservation lands within the County.

Objective 2.122-A: The Polk County Plan shall establish and utilize overlay districts or areas for the purpose of regulating development intensity where environmentally sensitive lands may be subject to adverse impacts of development, or where a specific natural or manmade feature, structure, or area requires protection.

Objective 2.123-C: The Polk County Plan shall limit development and redevelopment within wetlands areas, as generally designated in the Wetland-Protection Areas overlay, to development activities and intensities which will have minimal impact upon the natural functions of the County's wetland areas by:

- a. The designation and mapping of a Wetland-Protection Area overlay,
- b. The establishment of density transfer provisions: and
- c. The establishment of criteria applicable to the development of lands within the Wetland Protection Areas.

Objective 2.123-D: The Polk County Plan shall protect known Floridan Aquifer high recharge areas from direct contamination, and shall protect such areas' natural recharge functions by:

- a. The future designation and mapping of a Aquifer-Protection Area overlay areas; and
- b. The establishment of criteria applicable to the development of lands within Aquifer-Protection Areas.

Objective 2.124-A: The Polk County Plan shall define those areas of the County that require special care in order to maintain, develop, or enhance an existing resource(s) through the establishment and mapping of Resource-Protection Districts as part of the Future Land use Map Series.

Objective 2.124-E: The Polk County Plan shall designate areas that due to natural

development constraints are desirable for future acquisition for the creation of open spaces, habitat protection, linear parkways, and conservation areas by:

- a. The designation and mapping of a Green-Way District overlay; and
- b. The establishment of review requirements and criteria applicable to development of lands within the Green-Way District(s).

Objective 2.124-G: The Polk County Plan shall identify and protect historically significant resources by:

- a. The designation and mapping of identified historic sites, and
- b. The establishment of development review criteria to protect designated historic sites from encroachment by incompatible land uses.

Housing Element

Goal: Polk County shall promote the provision of an adequate supply of safe, sanitary, affordable, decent housing in quality residential neighborhoods, for all of its current and future residents through the conservation of existing housing stock and neighborhoods, and the promotion of well-planned residential developments.

Objective 2.202-D: The Polk County Plan shall identify and protect historically significant resources by:

- a. The designation and mapping of identified historic resources, and
- b. The establishment of development review procedures to protect designated historic resources from encroachment by incompatible land uses.

Conservation Element

Goal: To protect, manage, and enhance the natural resources and environmental quality of Polk County.

Objective 2.305-A: Polk County shall develop a program of activities to maintain the quality of public waterbodies and their drainage basins and improve the quality of waterbodies

determined by DEP to not be functioning at their designated classification.

Objective 2.308-A: Polk County shall continue its protection of natural wetlands.

Objective 2.309-A: Per Section 163.3202(1), FS, Polk County shall continue to promote conservation of wildlife and native vegetative communities.

Objective 2.309-B: Polk County shall coordinate with the Florida Fish and Wildlife Conservation Commission and the US Fish and Wildlife Service to prevent loss of endangered or threatened species.

Economic Development Element

Goal: To provide a diverse economic base which affords Polk County and its residents a maximal amount of economic opportunity.

Objective 2.402-A: The County shall, through the Economic Development Council, maintain programs designed to expand and enhance the County's traditional economic base.

Objective 2.404-A: The County shall ensure that land is allocated for future agricultural/commercial/industrial land uses to allow for a viable economy.

Infrastructure Element

Goal: Polk County shall provide for the safe and efficient treatment and disposal of sanitary sewage (both public and private), the disposal of solid waste generated within its jurisdiction, the efficient management of stormwater, the adequate supply of safe, clean potable water, and the protection of natural groundwater aquifer recharge areas.

Objective 3.104-D: Polk County shall continue to update regulations which implement design criteria for water quantity and quality consistent with

adopted level-of-service (LOS) standards for stormwater-runoff management; and, within these development regulations, the County will address the requirements and measures necessary for the preservation or restoration of natural systems.

Objective 3.106-B: Polk County has adopted development regulations that will ensure adequate protection to the functions of natural groundwater aquifer recharge areas and the aquifer systems in accordance with Section 163.3202(1), FS.

Transportation Element

Goal: To provide a safe, efficient, and financially feasible transportation system which is multi-modal, responsive to community needs, consistent with land-use policies, environmentally sound and which promotes economic opportunity.

Objective 3.202-E: On an annual basis, increase the linear feet of routes for non-motorized travel by approximately 12,500 feet.

Objective 3.204-C: Develop and maintain a multi-modal transportation system that supports economic growth and diversity by providing adequate access to agricultural, commercial, industrial, and office locations throughout the County.

Recreation and Open Space Element

Recreation Goal: Polk County shall provide outdoor recreation systems composed of areas, facilities, and programs that will serve all residents and visitors by providing opportunities for the healthful and constructive use of leisure time in a natural environment; by protecting and maintaining the substantial investment in public facilities that already exist; and by planning and financing the new facilities to serve residents in a timely, orderly and efficient manner.

Open Space Goal: Polk County shall provide for the preservation of open space for the purpose

of: separating and providing buffers between incompatible land uses; preserving significant natural lands in order to protect native plants and animals, areas for the retention and absorption of floodwaters, air and water quality, and aesthetic natural landscapes.

Objective 3.502-E: Polk County shall establish a long-range parkland acquisition program to provide safe and adequate open space, and recreation facilities to all residents and visitors.

Objective 3.504-B: Polk County shall protect its natural and cultural heritage in the development of recreation and open space resources.

Objective 3.504-D: Polk County shall improve the visual character of recreation and open space resources.

Objective 3.506: Polk County shall use open spaces to protect its natural recreational resources for the general health, safety, and welfare of County residents and visitors.

Objective 3.506-A: Polk County shall protect its open-space resources and designated historic features from the future intrusion of incompatible land uses.

Objective 3.506-B: Polk County shall protect its natural-recreation resources.

Source: Polk County Comprehensive Plan. Adopted in 1992 and revised in 2000, 2002 and 2003.

City of Frostproof

Future Land Use Element

Goal: Create a regulatory system which supports the desired land use pattern.

Objective 3: Where development orders affect existing natural resources or productive agricultural uses 100% of those development orders shall provide a plan for the protection of those resources or agricultural use or provide

a statement why it is no longer viable in existing use.

Objective 6: All development orders shall consider and protect all unique natural resources and historical resources listed on the inventory. An inventory of existing unique natural resources and historical resources shall be maintained and any changes to the inventory shall be noted.

Transportation Element

Goal: A safe, convenient and efficient motorized and non-motorized transportation system, which facilitates the movement of people and goods within the community of Frostproof.

Objective 4: 90% of all land development orders shall provide non-vehicular access linking residential areas with parks, public schools and major shopping areas.

Housing Element

Goal: Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city.

Objective: Frostproof's historically significant housing will be classified, preserved and protected through completion of a historical and archaeological study, code enforcement and technical assistance programs.

Infrastructure Element

Goal: The city of Frostproof shall provide needed public services including sanitary sewer, potable water, stormwater drainage and solid waste disposal to meet current and anticipated needs and will protect the natural groundwater aquifer recharge areas.

Objective: Frostproof shall enforce its stormwater management program and to protect natural groundwater recharge and drainage features including the attainment and maintenance of state water quality standards of the lake reedy

and lake clinch and the maintenance of the capacity for storage and conveyance of floodwaters within flood prone areas.

Conservation Element

Goal: Conserve, protect and manage the natural resources of the City of Frostproof to ensure the highest environmental quality possible

Objective 3: The city shall develop a program of activities to protect and improve the quality of Clinch Lake, Lake Reedy and Lake Ida.

Objective 4: The City shall maintain water quality and protect wetland values by enforcing regulations and conducting study efforts.

Objective 5: All of the City’s wetlands shall be conserved and protected from physical and hydrologic alterations by ordinances and regulations adopted with this comprehensive plan.

Objective 6: The City of Frostproof shall develop a Groundwater Protection Program that ensures that the quality and quantity of groundwater resources are not degraded.

Objective 9: The ecological communities and wildlife, especially endangered and rare species, shall be identified, managed and protected.

Recreation and Open Space Element

Goal: Ensure provision of sufficient parks, recreation facilities and open space areas to satisfy the health, safety, and welfare needs of all age groups of citizens and visitors including the elderly, the handicapped, pre-school age children and those living below the poverty level.

Objective 3: all public recreation facilities shall have operational automobile, bicycle and pedestrian access facilities.

Source: Frostproof Comprehensive Plan Revised with EAR Changes October 2002.

Town of Hillcrest Heights

The Town of Hillcrest Heights is a predominantly built out community. The town contains one commercial property, the Hillcrest Lodge, and one government building, the town hall. There are two vacant lots in the town. The Town of Hillcrest Heights does not plan to annex land at this time. Therefore, the Comprehensive Plan includes information on existing zoning, future land use categories and services, but does not include goals or policies for accommodating new growth. The town is comprised of only local roads, and therefore does not have an adopted level of service for town maintained roadways. The town adopted the Florida Department of Transportation statewide minimum acceptable LOS Standards for SR 17. The Town of Hillcrest Heights currently exceeds the recommended standard for recreation space.

If the Town of Hillcrest Heights was to consider annexing land or significantly increasing densities on developed properties, it would update the Comprehensive Plan to include goals, objectives and policies to accommodate the growth at that time.

Village of Highland Park

Future Land Use Element

Goal: It shall be the goal of the Village of Highland Park to provide a system for orderly growth and development to ensure that the character, magnitude and location of all land uses fosters a balanced natural, physical, social, and economic environment.

Objective 3: Upon Plan adoption, protect natural, historic, and cultural resources from the negative impacts of development and redevelopment. The development of residential land uses shall be timed and staged in conjunction with available capacity of public facilities and services, appropriate soil conditions and topography.

Traffic Circulation Element

Goal: It shall be the goal of the Village of Highland Park to provide a safe and efficient transportation system for all modes of travel that is financially feasible, consistent with community needs and environmentally sound.

Objective 1: The Village of Highland Park shall provide safe, convenient and efficient motorized and non-motorized roadway facilities which meet or exceed minimum Florida Department of Transportation requirements.

Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge Element

Goal: The Village of Highland Park shall ensure the sanitary sewer, potable water, solid waste and drainage facilities comply with state and local standards and meet current and future needs for the Village’s service area.

Objective 5: The Village of Highland Park shall continue to protect natural drainage features and the recharge ability of areas of high natural aquifer recharge to assure a safe, plentiful supply of groundwater.

Conservation Element

Goal: It shall be the goal of the Village of Highland Park to conserve, protect, enhance and manage its natural resources and to attain the highest possible environmental quality.

Objective 1: Surface Water Resources – Upon Plan adoption, in coordination with the Department of Natural Resources, the Village of Highland Park shall protect and enhance the water quality and biological health of Lake Easy. The Village shall ensure that the Trophic Sate Index of Lake Easy does not rise due to the quality of stormwater runoff from the Village of Highland Park.

Objective 3: Floodplains – Upon Plan adoption, the Village of Highland Park shall protect the natural functions of floodplains by restricting any development in any area designated as a floodplain.

Objective 5: Plants and Animals – The Village of Highland Park shall continue to protect and enhance native vegetation and wildlife habitat. The Village of Highland Park will further this objective through the application of its Conservation land use category.

Recreation and Open Space Element

Goal: It shall be the goal of the Village of Highland Park to provide easily accessible recreation opportunities and open space to meet the needs of all residents.

Objective 2: The Village of Highland Park shall coordinate with Polk County and the Highland Park Club to meet the recreation and open space needs of the community.

Source: Village of Highland Park Comprehensive Plan, Goals, Objectives and Policies. Adopted May 2, 1991 and Amended August 13, 1992.

City of Lake Wales

Future Land Use Element

Goal: It shall be the goal of the City of Lake Wales to provide for orderly growth and development to ensure that the character, magnitude, and location of all land uses fosters a balanced natural, physical, social and economic environment.

Objective 3: Protection of Natural, Historical and Cultural Resources.

To the maximum extent possible, protect natural, historical, and cultural resources from the negative impacts of development and redevelopment. The Development Limitation Overlay System shall be incorporated into the Land Development Regulations by 2001.

Transportation Element

Goal: It shall be the goal of the City of Lake Wales to provide a safe and efficient transportation system for all modes of travel that is financially feasible, consistent with community needs, and environmentally sound

Objective 6: Non-Motorized Transportation

Provide for the needs of bicyclists and pedestrians as a means of reducing local motor vehicle traffic.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

Goal 2: It shall be the goal of the City of Lake Wales to provide for the reliable delivery of potable water to meet the needs of all residents and businesses

Objective 7: Protect native vegetation, including forests, and wildlife habitats, including fisheries. Coordinate with State and County authorities in identifying habitat locations by 2001.

Recreation and Open Space Element

Goal: It shall be the goal of the City of Lake Wales to provide a system of parks, recreation facilities, and open space to meet the needs of all residents.

Objective 2: Access to Parks and Recreation Lands

Ensure that all public parks, recreation lands, and lakeshores are accessible to the public by means of walking, bicycling, and where appropriate, by motor vehicle by 2005.

Conservation Element

Goal: It shall be the goal of the City of Lake Wales to conserve, protect, enhance, and manage its natural resources and to attain the highest possible environmental quality

Objective 1: Surface Water Resources

Improve the water quality and biological health of the city’s lakes. The water quality standards shall be those for Class III waters as defined by the Florida Department of Environmental Protection. Incorporate into Land Development Regulations and establish cooperative agency agreements by 2004.

Objective 2: Groundwater and Potable Water Resources

Protect the quantity and quality of Lake Wales’ groundwater from degradation. Establish programs and strategies by 2004

Historic Preservation Element

Goal: It shall be the goal of the City of Lake Wales to identify, document, protect and preserve its archaeological, historic, architectural and cultural resources. Instilling public awareness of these resources shall be part of the effort.

Objective 2: Survey, Evaluation and Data Management

Identify, document, record and evaluate the historic resources within the city’s jurisdiction.

Objective 4: Public Awareness

Employ historic preservation as a means to strengthen the local economy through increased tourism and local visitation at historic sites.

Objective 5: Education

Initiate a program of public education about historic preservation.

Economic Development Element

Goal: The City of Lake Wales shall be committed to the promotion of a business climate that will aid in economic diversification, resultant stability, prudent use of existing resources and expanded tax base. Lake Wales will also take actions to ensure maximum employment opportunity for its people while protecting its sensitive natural environment, thus maintaining quality of life at a high level.

Objective 4: The City of Lake Wales, through a cooperative effort between the Lake Wales Area Chamber of Commerce and existing governmental institutions of the City and County, shall ensure that land is allocated for future agricultural, commercial and industrial and uses to allow for proper economic growth.

Lake of the Hills/North Lake Wales Master Plan

Goal: To achieve a viable, safe and quality living environment through balanced growth, compatible land use patterns, the prudent use of physical resources, and the efficient expenditure of public funds

Source: City of Lake Wales 2015 Comprehensive Plan Goals, Objectives and Policies. Adopted August 2000.

Town of Dundee

Future Land Use Element

Goal: It shall be the goal of the Town of Dundee to provide a system for orderly growth and development to ensure that the character, magnitude, and location of all land uses fosters a healthy and pleasant social and economic environment.

Objective 3: Protection of Natural, Historical, and Cultural Resources
To the maximum extent possible, protect natural, historical, and cultural resources from the negative impacts of development and redevelopment.

Traffic Circulation Element

Goal: It shall be the goal of the Town of Dundee to provide a safe and efficient transportation system for all modes of travel that is financially feasible, consistent with community needs, and environmentally sound.

Objective 6: Non-motorized Transportation
Provide for the needs of bicyclists and pedestrians as a means of reducing local motor vehicle traffic.

Housing Element

Goal: It shall be the goal of the Town of Dundee to provide opportunities for safe, sound, and affordable housing for all present and future residents, while recognizing the private sector as the primary provider of housing.

Objective 5: By October 1, 1991, the Town of Dundee shall establish procedures to locally designate and protect historically significant housing.

Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Aquifer Recharge Element

Goal 5: Natural Groundwater Aquifer Recharge
Protect the recharge ability of areas of high natural aquifer recharge to assure a safe, plentiful supply of groundwater.

Objective 5.2: Regulation of Land Use
Upon adoption of this Comprehensive Plan regulate land use and development to maintain the functions of natural aquifer recharge areas.

Conservation Element

Goal: It shall be the goal of the Town of Dundee to conserve, protect, enhance, and manage its natural resources and to attain the highest possible environmental quality.

Objective 1: Surface Water Resources
Improve the water quality and biological health of the Town's lakes. The water quality standards shall be those for Class III waters as defined by the Florida Department of Environmental Regulation.

Objective 2: Groundwater and Potable Water Resources
Throughout the planning period, protect the quantity and quality of Dundee's groundwater from degradation.

Objective 3: Floodplains
Protect the natural hydrologic and ecological functions of floodplains.

Objective 6: Plants and Animals

Protect native vegetation, including forests, and wildlife habitats, including fisheries.

Recreation and Open Space Element

Goal: It shall be the goal of the Town of Dundee to provide a system of parks, recreation facilities, and open space to meet the needs of all residents

Objective 2: Access to Parks and Recreation Lands

Ensure that all public parks, recreation lands, and lakeshores are readily accessible to the public by means of walking, bicycling, and, where appropriate, by motor vehicle.

Objective 3: Recreation Facilities

Provide recreation facilities on municipal park and recreation lands to meet the expressed needs and demands of town residents.

Objective 6: Open Space

Ensure that functional and aesthetic open space is preserved to retain the attractiveness and small-town character of Dundee.

Source: Dundee Comprehensive Plan. Adopted in 1991. Amended in 2000.

Town of Lake Hamilton

Future Land Use Element

Goal: 2.3.2 Protect and maintain the quality and quantity of all natural resources within the town.

Objective 2.3.2.1 Preserve existing wetland areas so as to provide natural flood storage areas and minimize erosion, facilitate the recharge of surficial aquifers, achieve biological filtration of urban and agricultural pollutants, and provide natural habitats for animal and plant species.

Objective 2.3.2.2 Maintain the integrity and environmental quality of lakes and basin areas.

Objective 2.3.2.4 Maintain watershed areas within the Town so as to facilitate the percolation and filtration of surface runoff contributing to the recharge of groundwater supplies.

Goal: 2.3.3 Maintain agriculture as a major land use and as a valuable economic asset.

Objective 2.3.3.1 Maintain a high level of citrus production within the town.

Objective 2.3.3.2 Permit the establishment of non-citrus agricultural uses which are compatible with the low-density residential character of the town.

Objective 2.3.3.3 Within wetlands and other lowland areas, permit only such uses that are consistent with the protection of the quality of the natural resources existing within said areas.

Goal: 2.3.4 Preserve and maintain residential areas so as to provide a wholesome, attractive, and satisfying living environment for existing and future residents.

Objective 2.3.4.2 Support activities of State and National organizations designed to identify and protect any structures within residential neighborhoods having historic significance.

Objective 2.3.4.3 Support activities of State and National organizations designed to identify and protect any archaeological sites of significance within the Town.

Objective 2.3.4.4 Preserve the unique character of low-density residential development adjacent to lakes.

Traffic Circulation Element

Goal: 3.3.4 Provide alternative means of transportation consistent with the needs and desires of the town’s residents.

Objective 3.3.4.1 Provide an opportunity for safe pedestrian and non-motorized circulation within the Town consistent with the desires of residents.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

Goal: 4.3.5 Protect natural groundwater aquifer recharge area.

Objective 4.3.5.2 Develop means for the protection of natural groundwater recharge areas.

Housing Element

Goal: 5.3.1 Promote the provision of an adequate supply of decent, safe, sanitary, and affordable housing within a desirable living environment for all current and future residents of the town.

Objective 5.3.1.3 As part of the conservation, rehabilitation, and demolition of substandard housing, identify any housing of historic significance.

Conservation Element

Goal: 6.3.1 Protect and conserve all natural resources within the town so as to maintain both a high level of physical amenities and a high quality of life for the town’s residents.

Objective .3.1.1 Protect and enhance the natural amenities of the lakes within Lake Hamilton.

Objective 6.3.1.2 Protect conservation wetlands and environmental-sensitive areas within the Town.

Objective 6.3.1.3 Conserve and protect prime and unique agricultural soils within Lake Hamilton.

Objective 6.3.1.5 Protect water quality by restricting activities known to adversely affect the quality and quantity of the Town’s water sources, including cones of influence, water recharge areas, and waterwells.

Objective 6.3.1.6 Protect and conserve native vegetative communities within Lake Hamilton.

Objective 6.3.1.9 Protect and conserve wildlife habitats.

Recreation and Open Space Element

Goal: 7.3.1 Achieve and maintain a comprehensive system of recreation facilities and open space areas which is consistent with the lifestyles and needs of the town’s residents and is within the financial capabilities of the Town.

Objective 7.3.1.7 Develop a process which will secure and maintain public access to freshwater beaches and shores.

Objective 7.3.1.8 Provide a process for the provision of public and private open space within the Town.

Source: Comprehensive Plan of Development Year 2010. Adopted 1991 and revised 1993.

City of Haines City

Future Land Use Element

Goal: To provide of organized and compatible land uses that are sensitive to the environment, fiscally responsible, meet the social, economic and physical need of present and future residents and protect the anticipated quality of life as a result of choosing to live in the City.

(E) Historical Resources

The City shall protect all historical resources within its jurisdiction by conducting property evaluations and organizing an historical society in 1991.

(N) Visual Design Standards

The City shall develop and adopt highway visual design standards in 1991, to promote attractive corridors for its major street system.

Traffic Circulation Element

Goal: To provide a safe, efficient and convenient means of motorized and non-motorized traffic movement for residents and non-residents in and through the City.

(B) Safe, Convenient and Efficient Transportation System

In 1992, the City shall initiate studies to provide solutions to providing a safe and adequate non-motorized and pedestrian traffic circulation plan.

Housing Element

Goal: In order to preserve and protect the quality of life in Haines City, provide opportunities to insure that the public receives decent, safe, and sanitary housing of a type, size, location and cost to meet the needs and requirements of current and future residents.

(G) Historically Significant Housing

Beginning in 1991, the City will establish a program which will provide for the identification and conservation of historically significant housing.

Conservation Element

Goal: To conserve, protect, and manage natural resources within Haines City in a manner appropriate to ensure the highest environmental quality possible for current and future residents.

(B) Surface Water

Development regulations will be adopted in 1991 to protect the natural functions of the 100-year floodplain around the lakes and within wetlands.

(C) Water Wells

Beginning in 1991, land and water use approvals shall encourage use of native vegetation in domestic, commercial, public and other forms of landscaping to reduce water requirements.

(A) Native Vegetative Communities

As lands are annexed, the City will protect all native vegetative communities to the extent permitted by Federal and State regulatory agencies such as COE, DER, DNR, and SWFWMD.

(B) Native Vegetative Communities

At the time lands are annexed into the City, an evaluation of such properties shall be conducted by the City and property owner to determine if rare, endangered, threatened and special concern species and their habitats exist on site and if so, regulations adopted by the City in 1991 shall be applied to provide protection for the species and/or habitat.

(A) Lakes and Fisheries

The City will enter into written agreements with the Florida Game and Fresh Water Fish Commission and the Southwest Florida Water Management District in 1991 to work jointly to protect the water levels and water quality of the lakes to enhance the fisheries.

(A) Wetlands

Regulations will be adopted in 1991 which will preserve the wetland areas on the periphery of the lakes to serve as natural filter beds for these bodies of water and as wildlife habitats where they are established and suitable for such use.

Recreation and Open Space Element

Goal: To provide a balanced system of recreation facilities and open space which will satisfy the needs of the present and projected future residents of the City and will emphasize use of Haines City's natural resources.

(A) Public and Private Resources

The City shall develop a financial method and program in 1991 for funding future expansion and improvements of the existing park system and recreational facilities.

(C) Public and Private Resources

The City will establish in 1991 a participation program whereby private organizations may contribute money and/or land for expansion of the park lands and/or facilities within the parks.

Source: City of Haines City Growth Management Plan Goals, Objectives, and Policies.

Local Government Policies that Directly Reference the Ridge Scenic Highway

Through future comprehensive plan amendments, each local government will directly reference and support the Ridge Scenic Highway and the Corridor Management Entity. Local governments, through partnerships with the Corridor Management Entity, will share a common vision and action plan, as formulated and updated by the Corridor Management Entity.

The Corridor Advocacy Group developed a policy they recommended each local government municipality adopt, with appropriate minor modifications, into the most appropriate place within each Comprehensive Plan. In addition, the Corridor Management Entity will require that the designation of the Ridge Scenic Highway will appear on transportation and/or land use maps as those maps are updated.

The City/County shall partner with Ridge Scenic Highway Corridor Management Entity to promote, protect, and improve the intrinsic resources of the Ridge Scenic Highway.

Local governments may update their Comprehensive Plans twice yearly. At minimum, the designation should be included within amendments resulting from the Evaluation and Appraisal Report (EAR) process. EARs are next due according to the following schedule:

- Polk County 4/1/2008
- Dundee 5/1/2009
- Frostproof 6/1/2009
- Haines City 6/1/2009
- Highland Park 6/1/2009
- Hillcrest Heights 8/1/2009
- Lake Hamilton 9/1/2009
- Lake Wales 9/1/2009