

Future Land Use

To ensure the protection and preservation of the area’s rural character and to provide for a system of orderly growth and maintain the outstanding natural resources, each municipality adopts and amends as necessary Comprehensive Plans and Land Development Regulations. The adopted Future Land Use Map for each of the governmental entities shows a continuation of current land uses. No local governments intend to make notable land use changes, with the exception of annexation by the cities of Haines City and Lake Wales. Detailed future land use maps for each of the local governments are in *Figures 11-16*. Future land use classifications are provided below.

Unincorporated Polk County

A large majority of land in unincorporated Polk County remains agricultural in the Future Land Use map. Low-density residential areas are located near towns.

The future land use designation for land within unincorporated Polk County located adjacent to SR 17 north of the intersection of SR 17 and US 27 and south of Hillcrest Heights, north of Babson Park and South of CR 640, north of Lake Wales and south of Dundee and just north of Lake Hamilton is Agriculture/Rural Residential (A/RR). The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for low-density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, single- and multi-family dwelling units, farm labor housing, group living facilities, and community facilities.

Babson Park is an unincorporated community located adjacent to Hillcrest Heights. Polk County has designated it a Rural Cluster Center - Residential (RCC-R). The purpose of the RCC-R district is to recognize and protect residential neighborhoods within unincorporated communities. The RCC-R district permits low-density residential development with minimum lot sizes of 20,000 square feet, group living facilities, and community facilities.

The future land use designation for land north of CR 640 and south of Lake Wales is Residential Suburban (RS). The purpose of the RS district is to provide areas for suburban-density residential development to promote the proper transition of land from rural to urban uses. The RS district permits multi-family dwelling units, family care homes, agricultural support uses, and community facilities.

South of Haines City there is an area zoned Residential Low-1 (RL-1): The purpose of the RL-1 district is to provide areas for the low density residential needs of residents in urban areas who desire areas with larger sized lots, a minimum of 40,000 square feet.

City of Frostproof

There are no major changes from the existing to future land use map in the City of Frostproof along the Ridge Scenic Highway. Land uses within the City located adjacent to the Ridge Scenic Highway include Public, Commercial, Industrial (HI), Residential (RL and RM) and Agricultural.

Town of Hillcrest Heights

In order to maintain and protect open spaces, environmentally sensitive lands and the rural character, the allowable land uses within Hillcrest Heights are single-family residential, open space and recreation. Currently, there are no plans to change any land use designation shown on the Existing Land Use plan. Furthermore, there are no plans to annex property at this time.



Babson Park has a Future Land Use designation of Rural Cluster Center – Residential.

Village of Highland Park

Based on existing and intended land development trends there are no changes to any land use designations, with the exception of the historic designation at the northwest portion of the Village. The Future Land Use Element identified existing land areas with potential development limitation as areas of concern. These protected areas include: Floodplain Protection Areas, Wetland Protection Areas, Soils-Limited Protection Areas, Wellhead Protection Areas, and Historic Areas.

City of Lake Wales

The City of Lake Wales intends to annex land north of the existing city limits boundary. A small area of land adjacent to the Ridge Scenic Highway near CR 540 is included in the Future Land Use map as Low Density Residential. The area shown in the existing zoning map as PDP is shown in the Future Land Use map as BPC (Business Park Center), MDR (Medium Density Residential), CON (Conservation), and PI (Public and Institutional). Other land uses shown to occur adjacent to the corridor within the City of Lake Wales include GC (General Commercial), IND (Industrial), NAC (Neighborhood Activity Center), and DD (Downtown District).

Town of Dundee

The Future Land Use map shows minor changes from the existing zoning map. Limited Agricultural District (AL) transitions to Low Density. Industrial District or Downtown Transitional (IL) transitions to Commercial/Industrial or Downtown Transitional. Sites listed as Low Density Single Family Residential (RSF1), Moderate Density Single Family Residential (RSF2), and Mobile Home Subdivision (RMH) all appear as Low Density Residential areas in the Future Land Use map.

City of Haines City

At the southeast corner of SR 17 and SR 544, Haines City recently established a Central Business District to encourage commercial in-fill in the city's downtown area. Other land uses located adjacent to SR 17 include Community Activity Center, Residential, and Commercial.

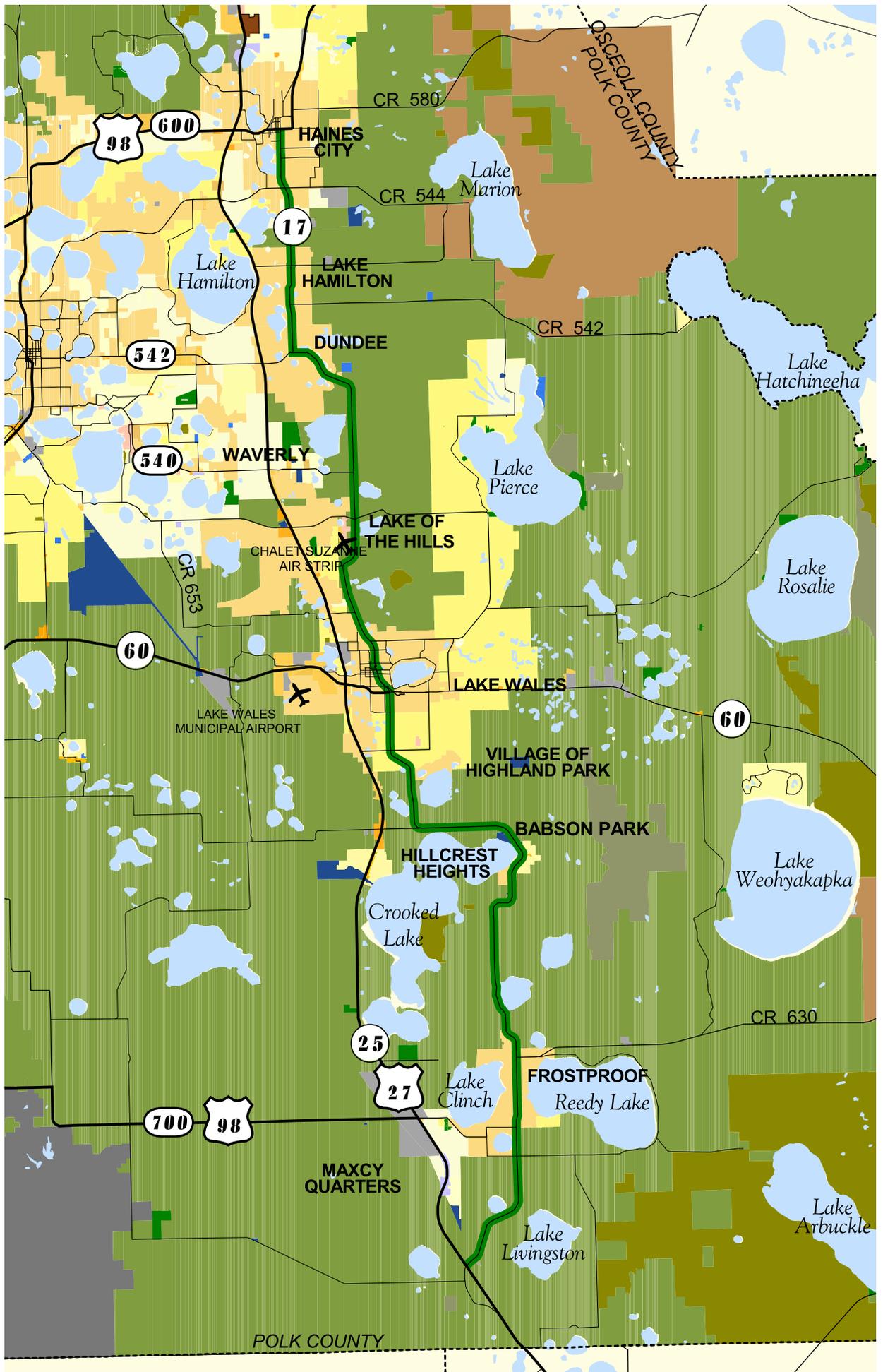
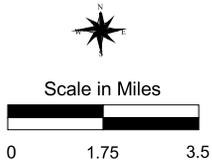
The city intends to annex and develop land to its south.

Opportunities and Constraints

The Corridor Vision seeks to preserve the existing open space and agricultural character of the rural areas. Two future land use issues constrain that vision.

In unincorporated Polk County, the Agriculture/Rural Residential future land use designation permits residential development at a density of 1 dwelling unit per 5 acres. Even at low densities, residential development directly adjacent to SR 17 can destroy the corridor's open vistas. Additionally, potential annexations by Lake Wales and Haines City will introduce urban and suburban development into currently rural areas.

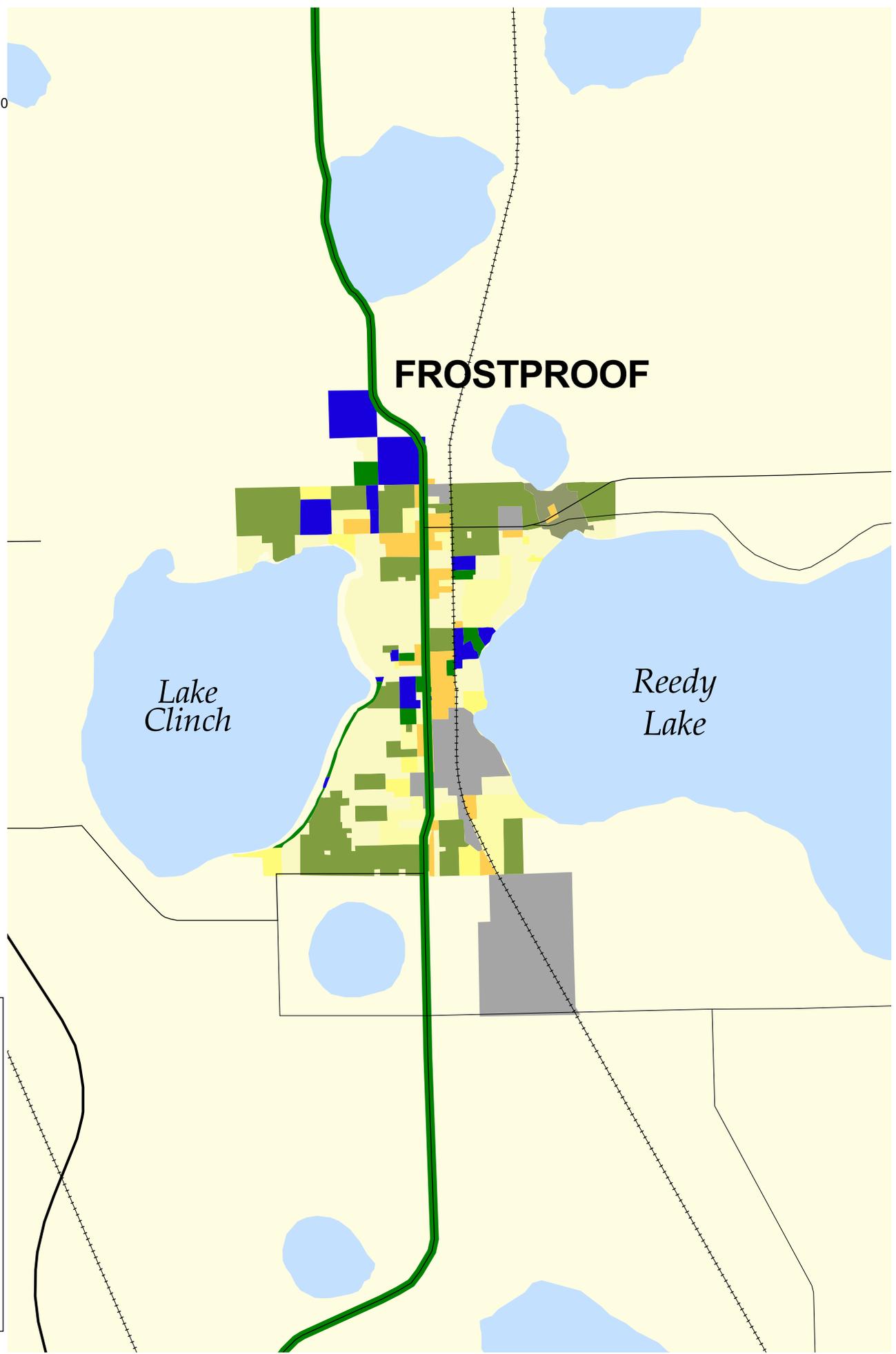
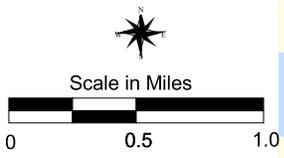
The Corridor Management Entity seeks to balance the property rights of rural landowners and the right and need of cities for annexation and growth with a preservation of scenic viewsheds that makes the corridor a desirable place for development. Within the Action Plan, the Corridor Management Entity will establish a clearinghouse for innovative conservation and open space design and incentives, and will encourage design regulations that can maintain a rural character.



- LEGEND**
- Polk County Future Land Use
- A/RR - Agricultural/Rural Residential
 - BPC-1 - Business Park
 - BPC-2 - Business Park
 - CAC - Community Activity Center
 - CC - Convenience Center
 - CE - Commercial Enclave
 - CITY
 - CORE
 - DRI
 - EC
 - HIC - High Impact Commercial Center
 - IND - Industrial
 - INST-1 - Institutional
 - INST-2 - Institutional
 - LCC - Linear Commercial Corridor
 - L/R - Leisure/Recreational
 - NAC - Neighborhood Activity Center
 - OC - Office Center
 - PI
 - PM - Phosphate Mining
 - PRESERVATION
 - RAC - Regional Activity Center
 - RCC - Rural-Cluster Center
 - RCC-R
 - RH - Residential High
 - RL-1 - Residential Low
 - RL-2 - Residential Low
 - RL-3 - Residential Low
 - RL-4 - Residential Low
 - RM - Residential Medium
 - ROS - Recreation and Open Space
 - RS - Residential Suburban
 - TC
 - TCC - Tourist Commercial Center
- The Ridge Scenic Highway

Source: Polk County

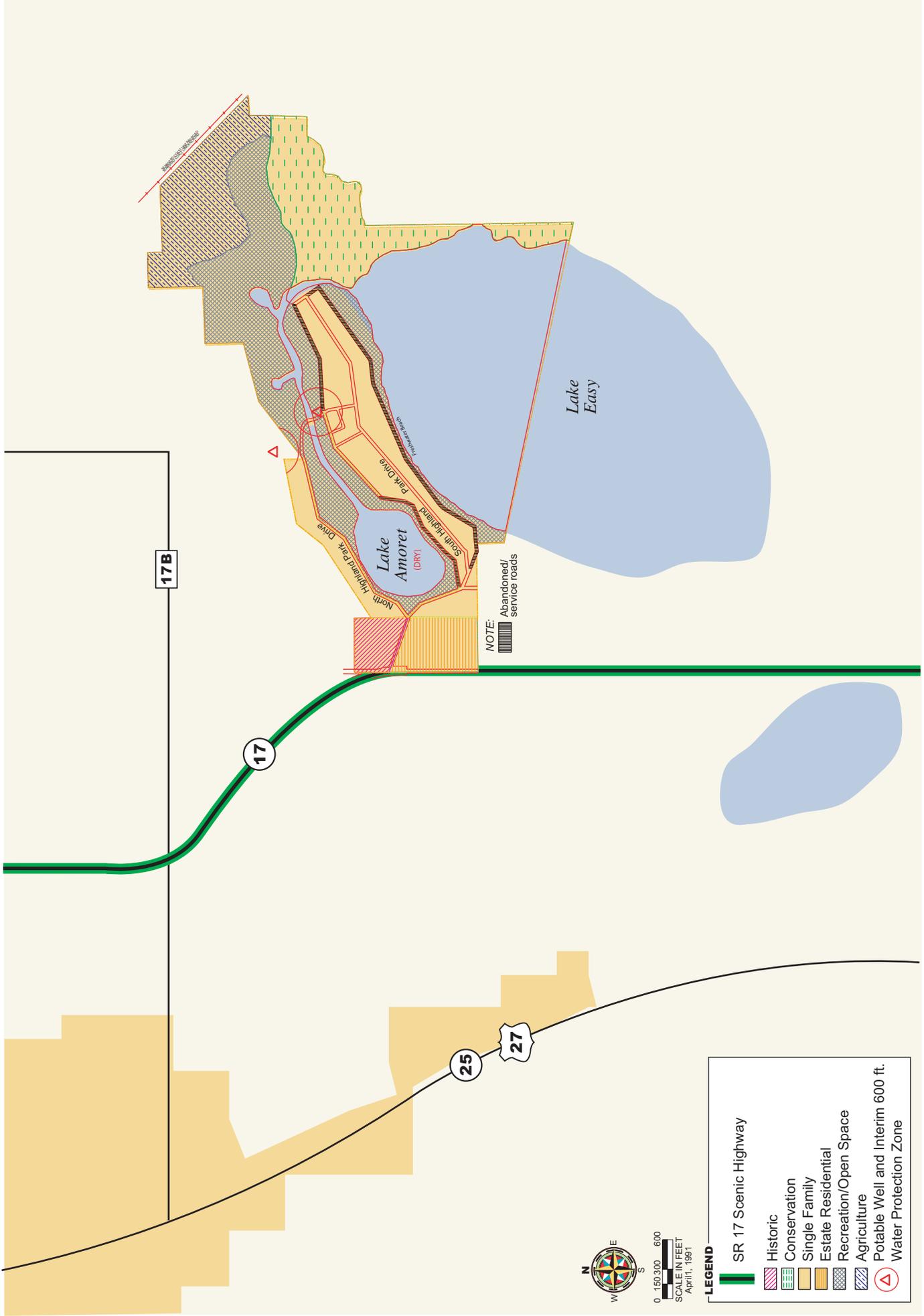
Figure 11
Polk County Future Land Use



- LEGEND**
Frostproof
Future Land Use
- AG - Agricultural
 - C - Commercial
 - CON - Conservation
 - HI - Heavy Industrial
 - P - Public
 - REC - Recreation
 - RH - Residential High
 - RL - Residential Low
 - RM - Residential Medium
 - SR 17 Scenic Highway
 - City Limits

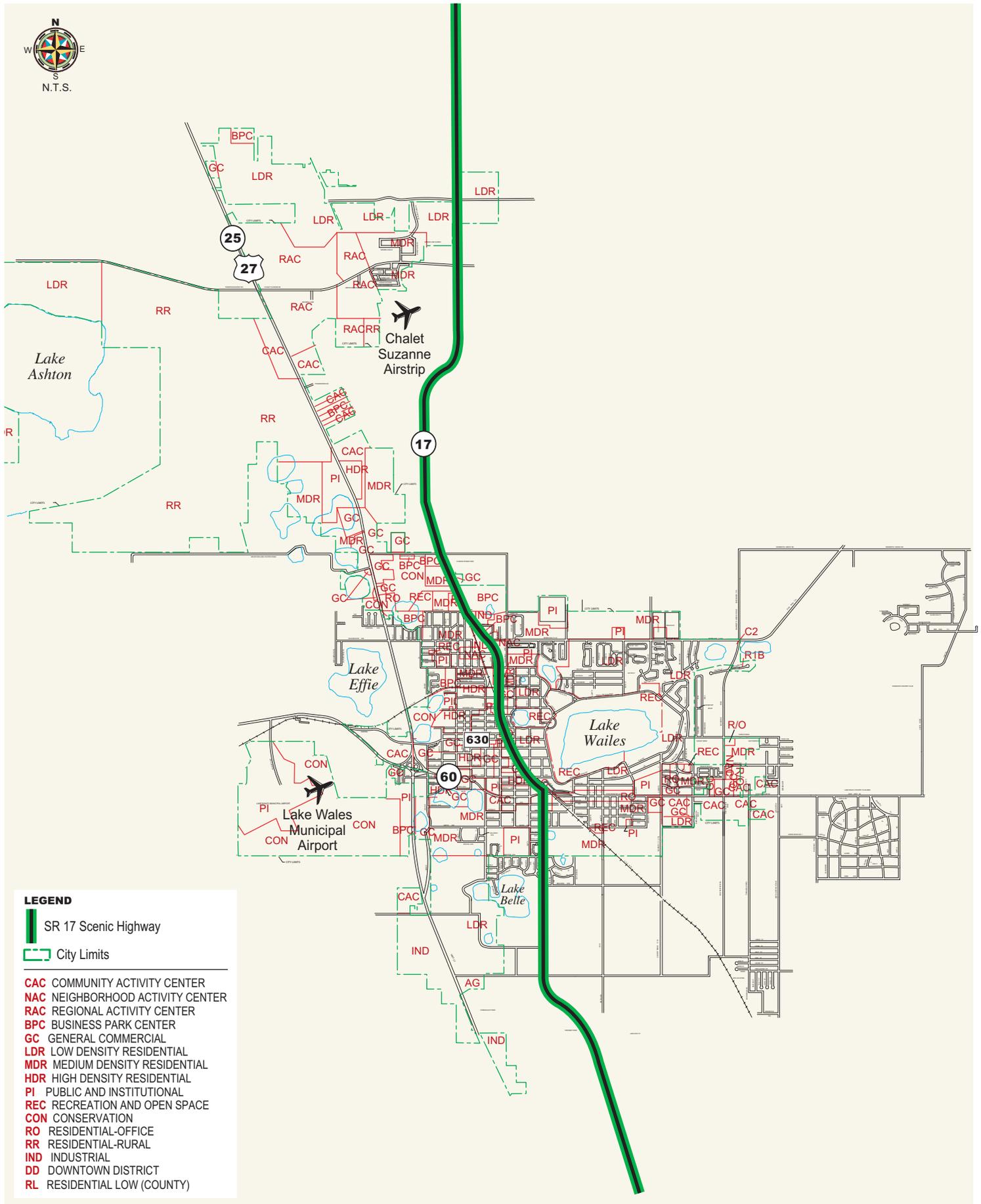
Source:
City of Frostproof

Figure 12
City of Frostproof Future Land Use



Source: Central Florida Regional Planning Council

Figure 13
Village of Highland Park Future Land Use

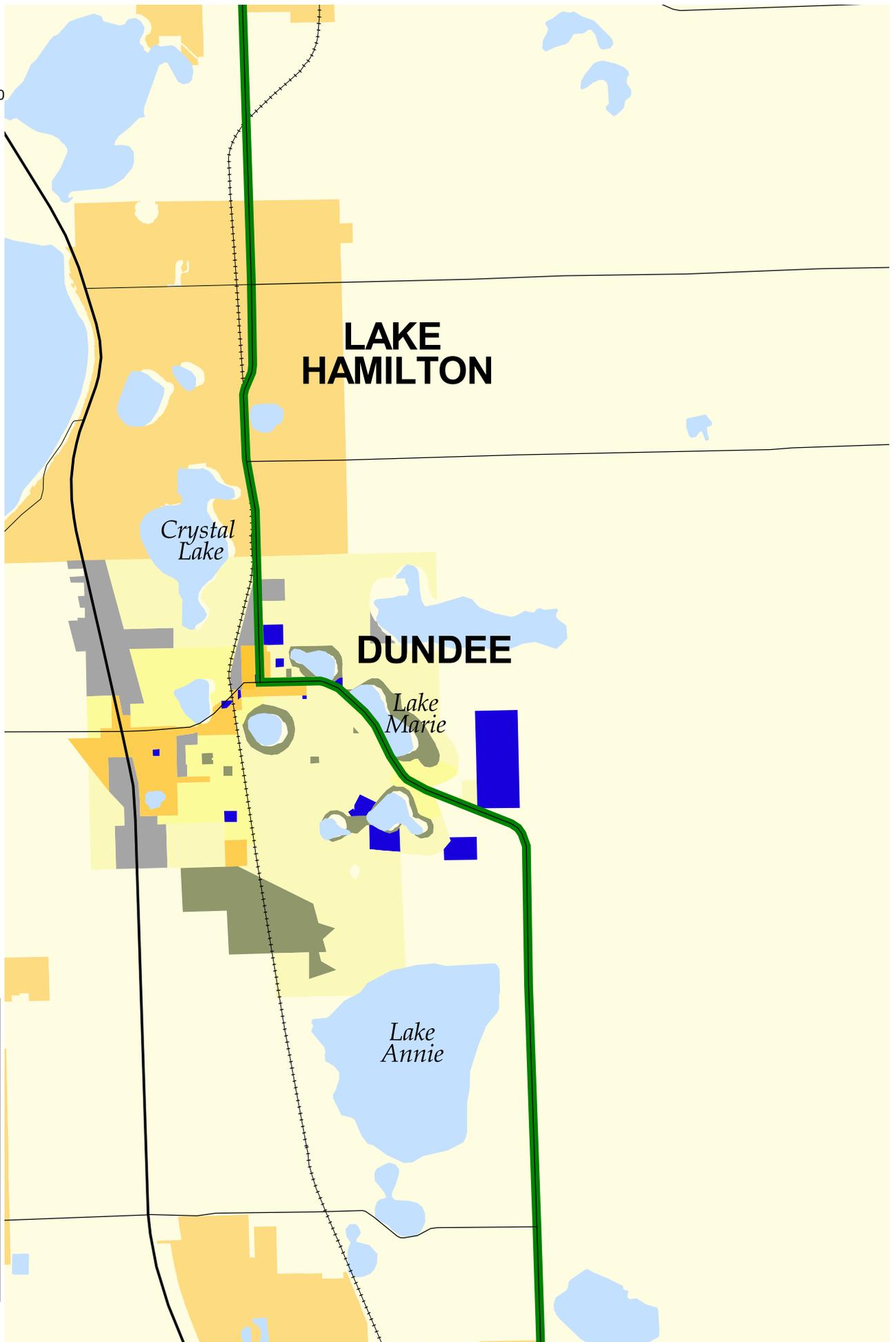
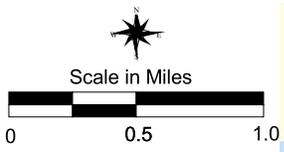


LEGEND

- SR 17 Scenic Highway
- City Limits
- CAC** COMMUNITY ACTIVITY CENTER
- NAC** NEIGHBORHOOD ACTIVITY CENTER
- RAC** REGIONAL ACTIVITY CENTER
- BPC** BUSINESS PARK CENTER
- GC** GENERAL COMMERCIAL
- LDR** LOW DENSITY RESIDENTIAL
- MDR** MEDIUM DENSITY RESIDENTIAL
- HDR** HIGH DENSITY RESIDENTIAL
- PI** PUBLIC AND INSTITUTIONAL
- REC** RECREATION AND OPEN SPACE
- CON** CONSERVATION
- RO** RESIDENTIAL-OFFICE
- RR** RESIDENTIAL-RURAL
- IND** INDUSTRIAL
- DD** DOWNTOWN DISTRICT
- RL** RESIDENTIAL LOW (COUNTY)

Source: City of Lake Wales

Figure 14
City of Lake Wales Future Land Use Map, 2015



LEGEND

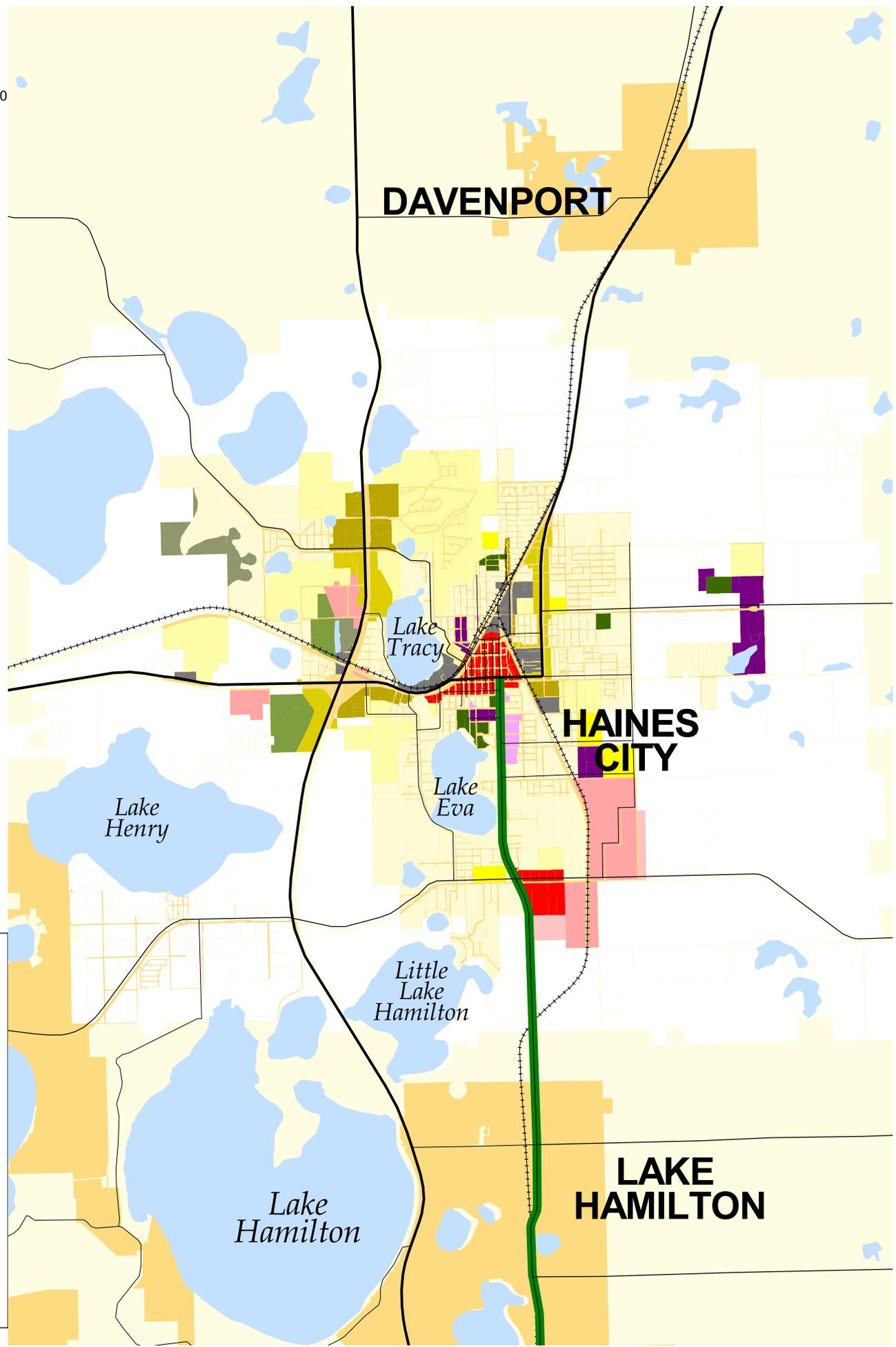
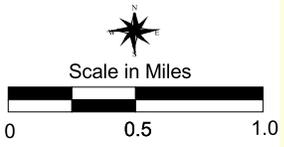
Dundee

Future Land Uses

- CIC - Commercial/Industrial
- COM - Commercial
- CON - Conservation
- DT - Downtown Traditional
- LDR - Low Density Residential
- MDR - Medium Density Residential
- PBG - Public Building and Grounds
- SR 17 Scenic Highway
- City Limits

Source: Central Florida Regional Planning Council

Figure 15
Town of Dundee Future Land Use



- LEGEND**
- Haines City
Future Land Use
- AG - Agricultural
 - BP - Business Park
 - BPM - Business Park Modified
 - CAC - Community Activity Center
 - CC - Commercial Corridor
 - CE - Commercial Enclave
 - CON - Conservation
 - CPU - City/Public Use
 - IN - Industrial
 - INS - Institutional
 - LDR - Low Density Residential
 - MDR - Medium Density Residential
 - NAC - Neighborhood Activity Center
 - NONE
 - PR
 - SCH - School
 - SR 17 Scenic Highway
 - City Limits

Source: Haines City

Figure 16
City of Haines City Future Land Use