

STATE OF FLORIDA)
)
COUNTY OF POLK)

I, Richard M. Weiss, Clerk to the Board of County Commissioners of Polk County, Florida, hereby certify that attached is the Amendment to the Joint Planning and Interlocal Service Boundary Agreement between the City of Haines City and Polk County which was adopted by said Board on May 19, 2010 and was filed in this office on June 1, 2010.

WITNESS my hand and official seal on this June 1, 2010.



RICHARD M. WEISS
Clerk of Circuit Court

By: *Pam Zensford*
Deputy Clerk

2010 JUN -1 PM 3:15
FILED - COUNTY CIVIL
RICHARD M. WEISS, CLERK
CIRCUIT AND COUNTY COURTS

**AMENDMENT TO JOINT PLANNING AND INTERLOCAL SERVICE
BOUNDARY AGREEMENT BETWEEN
HAINES CITY AND POLK COUNTY**

THIS AGREEMENT is made and entered into this 20th day of MAY, 2010, by and between the **CITY OF HAINES CITY**, a Florida municipal corporation ("CITY") and **POLK COUNTY**, a political subdivision of the State of Florida ("COUNTY"). The CITY and COUNTY shall collectively be referred to as "Parties."

RECITALS

1. Pursuant to Section 163.01, Fla. Stat., local governmental units are encouraged to make the most efficient use of their powers by cooperating with other local governmental units.
2. Pursuant to Part II, Chapter 163, Fla. Stat. (the "Act"), and applicable rules, the COUNTY and the CITY adopted comprehensive plans which have subsequently been amended from time to time.
3. It is the intent of the Act to encourage and assure cooperation between and among cities and counties.
4. Pursuant to Section 163.3171(3), Fla. Stat., unincorporated areas adjacent to cities may be included in the city's planning area if the governing bodies of the city and the county agree on the boundaries of such additional areas, or procedures for joint action in the preparation and adoption of the comprehensive plan.
5. The CITY and the COUNTY previously executed the Joint Planning and Interlocal Service Boundary Agreement Between Haines City and Polk Haines City (the "JPA").
6. The parties believe it will be beneficial to clarify some of the provisions of the JPA.
7. The CITY and COUNTY conducted public hearings as required by the statute.
8. Section 10 of the JPA contemplates that the parties may amend the JPA by written instrument.

9. A public hearing with due public notice has been held by the CITY and COUNTY prior to the approval of this Agreement and as set forth in Section 163.3171(3), Florida Statutes.

ACCORDINGLY, for and in consideration of the Recitals hereof, the mutual undertakings and agreements herein contained and assumed, and other good and valuable consideration the receipt and sufficiency of which are acknowledged by the Parties, the Parties hereby covenant and agree as follows:

SECTION 1. AUTHORITY. This Agreement is entered into pursuant to the provisions of Chapter 163, Fla. Stat., and other applicable provisions of the law.

SECTION 2. RECITALS. The above recitals are true and correct and form a material part of this Agreement.

SECTION 3. AMENDMENT TO RECITALS OF THE JPA. The Parties agree to delete Recitals 15 and 16 from the original JPA.

SECTION 4. AMENDMENT TO SECTION 3, JPA. Section 3 of the JPA is hereby amended to read as follows:

“SECTION 3. JOINT PLANNING AREA. The parties agree that the Joint Planning Area (“JPA”) as established in **Exhibit “A”** is the Future Urban Expansion Area of the CityView SAP, and includes recommended urban land uses. The COUNTY supports the CityViewSAP and hereby authorizes and ratifies the CITY’s adoption of the CityView SAP as a part of the CITY’s comprehensive plan.”

SECTION 5. AMENDMENT TO SECTION 4, JPA. Section 4 of the JPA is hereby amended to read as follows:

“SECTION 4. LONG-RANGE PLANNING VISION. The Parties agree that the CityView SAP, a copy of which is attached to and incorporated in this Agreement as **Exhibit “B”**, represents the CITY’s preferred long-range vision for its future expansion and includes a

planning framework that is designed to enhance the livability of the CITY and to preserve the natural, cultural and physical resources of this area. The Parties agree to establish a process for the periodic, coordinated update of the CityView SAP based on changing land use trends and conditions. The Parties agree that the planning and extension of all capital improvements within the JPA will be consistent with to use— the CityView SAP, and that neither Party will approve a land use change, including an increase in residential density or non-residential intensity, within the JPA boundary, except as consistent with the CityView SAP. ~~as a guide for the consideration of future comprehensive plan amendments with within the JPA boundary.~~ For purposes of this Agreement, ~~“guide” shall mean a desired standard, and shall not mean, require, or compel exactitude, or strict compliance with the CityView SAP.~~ Except as otherwise specified herein, the Parties agree to use the CityView SAP as controlling for the consideration of future comprehensive plan amendments with the JPA Boundary.”

SECTION 6. AMENDMENT TO EXHIBIT “A”. The parties agree that the following described three parcels are hereby deleted from the Joint Planning Area:

- (1) Parcel No. 272715739500030210 owned by Judy Groves, Inc., and consisting of 9.9892 acres,
- (2) Parcel No. 272715739500030230 owned by Judy Groves, Inc., and consisting of 9.6541 acres, and,
- (3) Parcel No. 272722757000040100 owned by Marguerite C. Congdon and others and consisting of 9.96 acres.

SECTION 7. EFFECT OF AGREEMENT. Except as expressly modified by the provisions of this Agreement, the JPA shall remain unchanged, and is hereby ratified and confirmed by the Parties hereto.

ATTEST:

POLK COUNTY, FLORIDA, a political
subdivision of the State of Florida

Richard M. Weiss, Clerk

By: *Freda L. Wade*
Deputy Clerk

ATTEST:



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Cherry L. Dowdy, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

Thomas A. Cloud, City Attorney

By: *Bob English*
BOB ENGLISH County Chairman

Date: 5/28/10 *Bocc 5/19/10 P. 37*

Reviewed as to form and legal sufficiency

Michael [Signature] 5/29/2010
County Attorney's Office Date

CITY OF HAINES CITY, FLORIDA, a
municipal corporation

APPROVED:

By: *[Signature]*
Horace West, Mayor-Commissioner

Date: 5/20/10

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**HAINES CITY: CITYVIEW
SELECTED AREA PLAN
COMPREHENSIVE PLAN AMENDMENT 08-1**

Adoption Hearing December 18, 2008

GOALS, OBJECTIVES AND POLICIES

Prepared for the Haines City, City Commission as an amendment to the Future Land Use Element of the Haines City Comprehensive Plan and are added as supplemental Goals to the Element in their entirety.

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HAINES CITY: CITYVIEW SELECTED AREA PLAN GOALS, OBJECTIVES AND POLICIES

CityView Selected Area Plan: Overview

The Haines City CityView Selected Area Plan (HCCV) Goal, Objectives and Policies are designed as a supplement to the Future Land Use Element of the Haines City Comprehensive Plan. The Selected Area Plan functions to provide a comprehensive, area-wide vision for transportation, recreation and open space, and land use within the existing city limits of Haines City and the unincorporated areas of Polk County within the Haines City Utilities Service Area. This Plan is designed to be adopted into the Future Land Use Elements of both the Haines City Comprehensive Plan and the Polk County Comprehensive Plan and to be recognized through a Joint Planning Agreement for the Selected Area Plan boundaries. The 2030 Future Land Use Map, 2030 Future Transportation Map and the Goals, Objectives and Policies established herein, shall guide the future development of areas within the Selected Area Plan boundaries to insure that such future development extends and supports the urban form and development pattern of Haines City in a sustainable manner.

HCCV Goal 1: CityView Selected Area Plan

Establish a long-term vision for the future of Haines City that will enhance the livability of the City and its future expansion areas and that will preserve and enhance the natural, cultural and physical resources of the City through the establishment of a Regional Environmental Protection Strategy, a Transportation Master Plan, a Parks and Recreation Master Plan and a Land Use Vision.

Objective HCCV 1: CityView Planning Framework

To create a planning framework and implementation strategy that will enhance the livability of Haines City and preserve its natural, cultural, and physical resources; and that will discourage urban sprawl, promote sustainable, energy-efficient land use patterns, and reduce greenhouse gas emissions in Haines City through appropriate energy conservation and green design growth management practices.

Policy HCCV 1.1 CityView Planning Principles

The Haines City: CityView Selected Area Plan, includes the area within the boundary depicted in Figure 1, is regulated by the policies included herein and functions as an overlay to the Haines City Future Land Use Map. This Selected Area Plan includes a series of Tables, Figures and a Future Land Use Map Series Appendix which are adopted by this reference and include Tables 1 through 2,

Figures 1 through 11-n and the Future Land Use Map Series Appendix as presented in Maps 1 through 6-i. The purpose of the Selected Area Plan and these policies are to:

- Preserve and strengthen existing neighborhoods
- Preserve and strengthen the existing Haines City downtown
- Preserve environmental systems
- Plan for the logical extension of urban development in a traditional form that is consistent with the function of a City
- Reduce automobile trips and trip lengths
- Create efficiency in planning and provision of infrastructure
- Provide central utilities
- Balance jobs with housing

Policy HCCV1.2 Haines City: CityView Vision Plan Graphic

The concepts that demonstrate the ideals of the CityView Vision Plan are illustrated in Figure 2, Haines City Land Use Vision Plan, and represent the long-term vision of the City's development and resource protection. The Land Use Vision Plan provides no regulatory function within the Comprehensive Plan.

Policy HCCV1.3 Relationship to Existing Goals, Objectives and Policies

To the extent that there may be a conflict between the CityView Selected Area Plan, Objectives and Policies and the other Goal, Objectives and Policies of the Haines City Comprehensive Plan, the CityView Selected Area Plan, Objectives and Policies shall take precedence. The other Goals, Objectives and Policies of Haines City Comprehensive Plan including, but not limited to, those which relate to concurrency management and environmental protection shall continue to be effective after the adoption of these Selected Area Plan Goals, Objectives and Policies.

Policy HCCV1.4 Timing of Development

The timing of more urban development within the Joint Planning Area (as depicted in Figure 8) is expressly related to the provision of the necessary infrastructure to serve such development, and all development approvals shall be timed to insure that the improvements that are necessary to serve said development are provided as required by the Haines City Comprehensive Plan, Capital Improvements Element, Objective (e), Policy 1. As a part of the annual review and update to the Capital Improvements Element, the City shall a) concentrate of the first five years of capital needs, b) be financially feasible, c) annually review the commitments for facility improvements for approved Development Orders as part of its capital budgeting and capital improvements programming process, and d) include an evaluation and assessment of the demand for facilities associated with parcels that have been annexed since the last update.

Policy HCCV1.5 EAR Analysis of Citywide Energy Conservation Measures

The City will, with each Evaluation and Appraisal Report (EAR), provide an analysis of existing Citywide energy conservation measures and provide, as necessary, updated Comprehensive Plan Goals, Objectives, and Policies that will further the goal of measurable results in energy conservation.

Policy HCCV1.6 LEED Certification

The City will consider providing incentives for development projects that are LEED (Leadership in Energy and Environmental Design) certified and amending its Land Development Code Regulations to create such type of incentives.

Policy HCCV1.7 City Support of Energy Programs

The City shall encourage participation in the following programs, as well as others that may apply:

- a. U.S. Environmental Protection Agency's Energy Starr Buildings and Green Lights Program to increase energy efficiency through lighting upgrades in buildings;
- b. Rebuild America;
- c. Building for the 21st Century;
- d. Energy Smart Schools;
- e. National Industrial Competitiveness through Energy;
- f. U.S. Department of Environmental Protection's Pollution Prevention (P2) Program;
- g. U.S. Green Building Council (LEED); and
- h. Florida Green Building Coalition (FGBC) and pursue certification as a Green Government.

Policy HCCV1.8 City Support of Green Roof Design

The City will consider the provision of incentives to support developers interested in implementing green roof design and the construction of green roofs on appropriate public buildings as feasible.

Environmental Protection

Natural Resources Summary

The Haines City Cityview study area encompasses the urbanized area of Haines City and its outlying areas which range from suburban to rural/agricultural uses. The study area is rich in natural systems, many of which serve functionally significant roles for valuable State and Regional resources. The Green Swamp Area of Critical State Concern lies along the northwestern portion of the study area and serves functionally as the headwaters of several of Florida's important hydrologic systems. The eastern edge of the study area includes equally as important natural resources. The Lake Wales Ridge National Wildlife Refuge lies along the east central boundary of the study area, and serves to protect many species native to Florida's oldest natural system, The Lake Wales Ridge. The Lake Wales Ridge is home to populations of many several species of plants and animals that are found only along the ridge, which runs from southwestern Orange County through portions of Osceola, Polk, and Highlands Counties. Several lakes should also be considered valuable features of the study area. Bonnet Lake, Hammock Lake, Lake Tracy, and Lake Eva lie within urbanized areas of the study area, and function as recreational amenities. On the western side of the study area, Lakes Henry and Lowery are significant resources that serve as valuable natural areas primarily surrounded by rural and agricultural uses. On the eastern side of the study area, Lake Marion and its remaining wetland system are a valuable resource, although it is flanked by existing urbanization.

Comprehensive Environmental Protection Strategy

The Haines City Comprehensive Plan and the Haines City Land Development Regulations interact to provide a framework of environmental protection for the City, which is primarily developed acreage. The existing policy framework requires coordination with appropriate state agencies, as well as making appropriate reference to land development regulations that implement those policies through the requirement of appropriate review and submittals. The HCCV study area includes a much broader range of natural resources than the existing plan contemplates. A comprehensive strategy is proposed for directing incompatible uses away from regionally and locally important natural resources that focuses on the following:

1. Land Use regulations that direct incompatible uses away from existing regionally significant wetlands, systems of the Green Swamp Area of Critical Concern, and the Lake Wales Ridge.
2. Coordination with the appropriate permitting agencies to provide for accurate, complete reporting and compliance, including at a minimum the following agencies:
 - a. The Southwest Florida Water Management District

- b. The Florida Department of Environmental Protection
 - c. The Florida Fish and Wildlife Conservation Commission
 - d. The U.S. Army Corps of Engineers
 - e. The U.S. Fish and Wildlife Service
3. Identification of Greenway linkages that serve as connections to regionally significant habitat and existing conservation areas.

The primary measure currently used by the City in directing incompatible uses away from wetlands is the use of density assigned to land use designations. The City of Haines City has assigned a density to wetlands of 1 dwelling unit per 10 acres, and a density to areas designated as 100 year floodplain by the Federal Emergency Management Agency (FEMA) are assigned a density of 1 dwelling unit per 5 acres. The City's land development regulations allow the transfer of these densities onto the developable portions of a property. These relatively low densities provide a mechanism for directing the uses away from important wetlands and floodplain areas, and provide a moderate incentive.

Objective HCCV 2: Natural Resource Protection

The natural resources occurring within the CityView area contribute to the character of the City. The City shall protect the Regionally Significant Environmental Features within the Selected Area Plan, including the Green Swamp and environmental systems within the Lake Wales Ridge by regulating development within this context to sustain these features and contribute toward the conservation of natural resources in the region.

Policy HCCV2.1 Natural Resource Protection

The City shall continue to protect natural resources, including the Green Swamp Area of Critical State Concern depicted in Figure 3, through the implementation of the Conservation Element and Future Land Use Element of the Haines City Comprehensive Plan and the City's Land Development Regulations.

The City shall supplement existing local conservation efforts by using the overall natural resource plan described in the Haines City Land Use Vision Plan to coordinate with regional, state and federal agencies.

Policy HCCV2.2 Conservation Framework

The development framework that guides appropriate uses adjacent to the important environmental features is based upon the principle that the highest concentration of environmentally sensitive lands are located within Regionally Significant Environmental Features (the Green Swamp and along the Lake Wales Ridge), and that ecological buffer zones to protect these lands extend outward from this core and are regulated by state and local codes, and many of the species that inhabit these areas are protected state and federal rules. The intensity of

human use shall increase incrementally with the distance from these regional systems.

Policy HCCV2.3 Green Swamp

This plan by reference hereby incorporates Objective 1.2 and Policies 1.2.1-1.2.9 of the *US 27/North Ridge Selected Area Plan Amendments*. This policy framework provides a comprehensive protection mechanism for regulating development in the Green Swamp Area of Critical State Concern.

Policy HCCV2.3.1 Green Swamp Land Use Prohibitions

With the exception of the general construction activities, facilities engaged in industrial activities, as defined in the Federal Environmental Protection Agency's (EPA) National Pollution Discharge and Elimination System (NPDES) for Stormwater Associated with Industrial Activity (Chapter 40, CFR Part 122) shall not be permitted. In addition, the following activities are prohibited.

- a. Petroleum pipelines;
- b. Wholesale chemical operations;
- c. Petroleum related industries and fuel dealers (with the exception of gas stations which may be permitted);
- d. Dry cleaning plants;
- e. Chemical research operations;
- f. Spreading of septage and/or sludge within the Green Swamp Area of Critical State Concern.

Policy HCCV2.3.2 Green Swamp Development Standards

Prior to the City issuance of a development permit, the City will require all development activities, regardless of threshold exemptions, to provide evidence that the criteria within the following permit requirements have been met: EPA's NPDES, State and regional water management district stormwater criteria for preventing erosion and sediment from being discharged offsite (Rule 17-25.025(7)), as well as the Pollution Source Control on Construction Sites requirements specified in Stormwater BMP 2.04 of the Florida Development Manual.

Policy HCCV2.3.3 Green Swamp Golf Course Limitations and Development Criteria

Golf Courses shall not be permitted within the Residential Preserve Future Land Use Designation within the Green Swamp. Where Golf Courses are permitted, the approval process shall include a Golf Course Management Plan which, at a minimum contains:

- a. An Integrated Pest Management Plan designed to prevent contamination of ground and surface waters from pesticides, herbicides, and fertilizers.
- b. A water quality and quantity monitoring plan, with emphasis on impacts to adjacent wetlands.

- c. Best Management Practices which as a minimum identify procedures to be followed for the construction, irrigation, operation and maintenance of the golf course.
- d. Golf courses shall be equipped with computer operated irrigation systems using rain or soil-moisture sensors to override the irrigation system in the event of significant rainfall.
- e. Landscaping for golf courses shall be designed in accordance with xeriscape principles; and
- f. Golf courses may not be used to satisfy open space requirements.

Policy HCCV2.3.4 Methods of Providing Potable Water and Sanitary Sewer in the Green Swamp

Haines City shall require all development within the Green Swamp to connect to a centralized regional water and sewer system at the time of development, with lots of record being exempt from this requirement. Where septic tanks are permitted, the minimum lot size shall be no smaller than 40,000 sq. ft.

Policy HCCV2.3.5 Standards for Septic Systems

Where permitted, all septic tanks and all drainfields shall be set back a minimum of 75 feet from the furthest upland extent of any wetland.

Policy HCCV2.3.6 Limitation of Wellfields

Haines City shall not permit or approve additional regional wellfields.

Policy HCCV2.3.7 Recharge

Haines City shall amend its Land Development Code by December 2009 to require that the recharge or storage characteristics of the development site not be significantly altered.

Policy HCCV2.4 Impacts to Listed Species

Haines City shall require the evaluation and/or mitigation of impact to animals listed as endangered, threatened, or species of special concern by requiring that proposed development sites be examined for the presence of plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FWCC), or the U.S. Fish and Wildlife Service (USFWS). Confirmation of an adequate review of potential habitat for listed species shall be provided during the development review process. Haines City shall be copied on correspondence with these agencies, and notified of the approval of management plans, if necessary, or permits for impacts to listed species or their habitats. A permit for any impacts to habitat occupied by animals listed as Threatened, Endangered, or Species of Special Concern by the FWCC,

or the USFWS must be obtained and submitted to the City prior to initiating construction.

Policy HCCV2.5 Coordinated Conservation Strategy

Haines City shall coordinate with other resource agencies, including the Southwest Florida Water Management District and the Florida Department of Environmental Protection to evaluate mitigation opportunities that can support and reinforce the City's regional conservation strategy.

Policy HCCV2.6 Water Quality Monitoring

In cooperation with the U.S. Geological Survey, the Southwest Florida Water Management District, and the Florida Department of Environmental Protection, the City shall monitor water quality within existing natural lakes and groundwater sampling areas. If water quality is determined to decline below acceptable levels, the City will develop measures to remediate these declines.

Policy HCCV 2.7 Flood Plain Protection

The City shall continue to ensure compatibility of use within the 100 year flood plain designation through the regulation of development consistent with the policies of the Land Development Regulations of Haines City which:

1. Restricts uses which are dangerous to health, safety and property, and minimize public and private losses due to flood conditions;
2. Prohibits land filling and grade changes where such activity will cause erosion or inhibit flood waters;
3. Requires development to comply with the requirements and rules of the National Flood Insurance Program and Florida Department of Health; and
4. Requires all subdivisions and site plans to maintain pre-development run off characteristics, provide compensating storage, comply with wetland regulations, and dedicate post-development flood prone and wetland areas consistent with permitting requirements as conservation easement.

Policy HCCV2.8 Stormwater Management

The City shall maintain stormwater management requirements in the land development regulations that provide specific standards for the design of on-site stormwater systems consistent with the adopted level of service standard for drainage as provided in the Haines City Comprehensive Plan, as well as strategies and measures to minimize runoff into natural water bodies.

Policy HCCV 2.9 Water Supply Planning

The City shall continue to coordinate its water supply planning process with land use planning, including coordination with the Southwest Florida Water Management District.

Policy HCCV 2.10 Water Supply Impacts

The City shall continue to minimize environmental impacts to the surficial aquifer by converting where feasible, existing agricultural wells to potable water wells. The City shall implement the provisions of the City's 10-year adopted Water Supply Plan as they relate to the CityView SAP. This shall include at a minimum, but not be limited to, the 10-year Water Supply Facilities Work Plan, and incorporation of the applicable alternative water supply projects selected by the City, and the identification of alternate, traditional water supply projects, conservation, and reuse project necessary to meet the water needs for the City.

Policy HCCV2.11 Water Supply Monitoring

The City shall ensure that adequate coordination occurs to implement the provisions of the SAP and the 10-year Water Supply Plan as required by Chapter 163.377(6), FS. As part of the periodic Evaluation and Appraisal Report (EAR) and Water Supply Plan updates, the City will evaluate the effectiveness of the Water Supply Plan to ensure that adequate water supplies are available for the areas covered by the CityView SAP.

Objective HCCV 3: Creating Linkages

To provide open space and ecological linkages that complements and expands recreational and ecological resources.

Policy HCCV3.1 Ecological and Recreational Connections

The City shall identify and evaluate through Master Plans and where necessary, through field verification, the ecological and recreational connections between the Regionally Significant Environmental Features, Public Recreation Lands and neighborhoods. Such connections are illustrated in concept as part of the "Bikeways + Trails + Greenways" connections in Figure 5: Parks and Open Space System Master Plan . Such connections may be aquatic, terrestrial or both and may be designed to provide recreational opportunities.

Transportation

The 2030 Future Transportation Map as depicted in Figure 4 identifies the planned arterial and collector road system determined to be necessary to support the land use patterns, densities and intensities shown in Figure 2: Haines City Land Use Vision and Figure 6: 2030 Future Land Use Map, and maintain the adopted level of service, livable traffic conditions and multimodal community framework that is intended to be reached through the implementation of this future land use vision.

Objective HCCV 4: Connected Street Network

To insure that new development within the Future Urban Expansion Area respects the historic city street network and extends the street network connections in a manner that preserves and enhances local and regional connectivity through the City of Haines City.

Policy HCCV4.1 Future Traffic Circulation Improvements / Future Transportation Map

Figure 4: 2030 Future Transportation Map identifies the transportation network that is needed to support the development of the 2030 Future Land Use Map, and is a supplement to the adopted Future Transportation Map. The future capital improvements that are necessary to create this transportation network are identified in Table 1: Future Road Capital Improvements and are hereby incorporated into the Capital Improvement Element by this reference.

Policy HCCV4.2 One-Half (1/2) mile Grid Network

The City shall require new urban residential development to be developed within a connected roadway network that generally creates a one-half (1/2) mile grid of existing and new streets that provide local connectivity consistent with Figure 4: 2030 Future Transportation Map. Within a development, roadway alignment(s) may vary from Figure 4 as long as the network connectivity is not disrupted and additional offsetting intersections are not created.

Policy HCCV4.3 Parallel Regional Network

The City shall continue to work to establish continuous north-south and east-west connections through the development review process to provide a parallel regional network to US 27, SR 17, CR 544, US 17/92 and CR 580.

Policy HCCV4.4 New Rail Crossings

The City shall promote new rail crossings at Patterson Road and Smith Road to expand east-west connectivity and access between US 27 and the US 17-92 corridor.

Policy HCCV4.5 Joint Projects

The City shall pursue interlocal agreements and joint projects with Polk County, other municipalities, private agencies, and the Florida Department of Transportation for the implementation and funding of roadway programs for greenways, scenic roadways and/or other enhancements where appropriate.

Policy HCCV4.6 Private Development Funding

The City shall require the cooperation, participation and financial support from new development to achieve the implementation of the regional and local roadway network depicted in Figure 4: 2030 Future Transportation Map.

Policy HCCV4.7 Joint Funding

The City shall identify and determine the feasibility of alternative revenue sources for the implementation of roadway programs for greenways, scenic roadways, and/or other enhancements, and may budget funding for these programs as appropriate.

Objective HCCV 5: Adequate Provision of Mobility Service

To maintain the concurrency management system roadway network at or above the adopted minimum level of service standards for traffic volume thresholds. To reduce vehicle miles traveled, roadway volume, and environmental impacts through the promotion and implementation of multi-modal transit options including premium transit, local transit and passenger rail service.

Policy HCCV5.1 Refined Transportation Level of Service Analysis Techniques

The City may use refined methodologies and techniques in the review and evaluation of development proposals for the determination of existing and future levels of service on specific roadway segments, the development of specific mitigation plans, corridor or intersection design analysis or other situations where more precise input data and analysis is desired. Acceptable methodologies and techniques may include, but are not limited to:

- a. Trip generation studies;
- b. Traffic studies;
- c. Trip characteristics studies;
- d. Travel time/speed/delay studies;
- e. Passer-by and internal trip analysis;
- f. Person trip analysis;
- g. Planning level models;
- h. Traffic operation models;
- i. Intersection analysis;
- j. Corridor/subarea analysis; and
- k. Multi-modal analysis

When appropriate, the City, in consultation with local governments and the Florida Department of Community Affairs, may adopt additional or alternative level of service standards in accordance with Section 163.3180, Florida Statutes.

Policy HCCV5.2 Remedies for Roadway Deficiencies

Haines City will coordinate with, and participate in, the TPO's Congestion Management System. Under this system, a screening process will be employed to identify roadway segments with potential level-of-service deficiencies followed by more detailed analyses for those segments identified as such. When a level-of-service deficiency is confirmed, Polk County will coordinate with other jurisdictions and agencies, including the Florida Department of Transportation (FDOT) to develop and implement, as feasible, low-cost traffic operation improvements or transportation demand management strategies intended to maximize the use of the existing roadway capacity including:

- a. Additional through lanes (where context appropriate);
- b. Intersection improvements;
- c. Signalization modification;
- d. Turning or auxiliary lanes;
- e. Access management techniques;
- f. Alternative multi-modal improvements such as public transit, bicycle, and pedestrian facilities;
- g. Construction or improvements in parallel corridors;
- h. Demand Management Strategies; and
- i. Other traffic engineering measures.

Policy HCCV5.3 Transit Service Coordination

The City shall coordinate with the Polk Transit Authority (PTA) to support the continued implementation of transit service. The City will actively participate in PTA efforts to establish the location of multi-modal stations, determine premium and local transit routes, and explore future transit modes. The City shall encourage the provision of urban transit services targeted to reduce impacts on the State roadway network, particularly the FDOT SIS facilities in this area.

Policy HCCV5.4 Future Rail Capability; Planning

The City will support the future implementation of passenger rail service using the historic rail lines that were critical in the foundation of Haines City. Both the preservation of these historic lines and support for ongoing passenger rail service throughout the region are vital to the future economic prosperity of this area. The City shall support PTA efforts to connect to proposed commuter rail systems at an appropriate time.

Policy HCCV5.5 Future Rail Capability; Preservation

The City shall promote the preservation of historic rail corridors as a valuable community commodity that is essential to its future transportation infrastructure. The City shall require the cooperation, participation and financial support from new development to preserve the historic regional and local railway network. The City shall discourage the construction on or reservation of historic rail right-of-way in any form that would limit the ability for the City or County to reconstruct a viable rail corridor at the appropriate time.

Objective HCCV 6: Corridor Design Standards

The City shall establish corridor design standards that recognize that public streets serve a broad community purpose, that implement the CityView Vision for the street network to enhance the visual quality of roadways, protect scenic and environmental resources, provide a framework of ideal standards and classification for roadways, and promote interconnectivity of the parks system with schools and other civic uses.

Policy HCCV6.1 Connected, Multi-Modal Transportation System

The transportation system for Haines City shall provide multi-modal capabilities and be connected through a network of streets that are visually appealing and supportive of non-motorized travel modes. The visual and functional characteristics of streets are important in the design of the community and shall be guided by the following design principles:

- a. Streets should be designed to create a sense of place, with attention to maintaining the visual integrity of the community including sidewalks, street trees and landscaped medians and other rights of way;
- b. Streets should be designed to accommodate a mix of travel modes including vehicles, bikes, transit and pedestrians;
- c. Streets should be designed holistically considering the pavement, curbing, bikeways, pedestrian-ways, lighting, signs, front yard setback areas and building facades; and
- d. Neighborhood streets should be designed to address two specific goals, connectivity and protection of the Neighborhood. This should be accomplished by providing connections to adjacent activities and Neighborhood-serving businesses with streets that offer multiple route choices but do not encourage cut-through traffic.

Policy HCCV6.2 Context Sensitive Design

The City shall require that all new or improved public roadways to be designed and constructed in a manner that is supportive and reflective of adjacent land uses and development patterns. The City shall adopt additional design standards in the land development regulations that address roadway engineering and provide guidelines for additional features within the entire right-of-way. These design standards will be consistent with the standards set forth in Table 2, Transportation Linkages by Type and the associated cross-sections as depicted in Figures 11-a through 11-n. These cross sections should be considered conceptual guidelines and may be modified if site specific engineering requirements or jurisdictional coordination dictates specific adaptations. The cross sections are intended to require context sensitive roadway construction that minimizes the use of land and diminishing resources.

Private development roadways are likely to be inconsistent with the urban form envisioned in this CityView plan. To ensure their compatibility with this plan, developments anticipating private roadways must:

- a. meet the criteria indicated in Table 2: Transportation Linkages by Type;
- b. provide support for network connectivity in the vicinity of that development; and
- c. contribute to the City's overall circulation plan.

New private roadways may be reviewed to meet similar standards for sidewalk width, bike lane requirements, and landscaping so as to be consistent with the multimodal urban environment throughout the City. A multi-use path can substitute for bike lanes if it is continuous throughout the corridor and adjacent to the roadway.

These new street design standards shall be established to transform existing and future streets into tree-lined boulevards, avenues and parkways that define the City's urban form; improve the aesthetic qualities of the driving experience; and provide safe bicycle and pedestrian circulation. The design standards shall incorporate standards for each type of roadway that include at a minimum:

- a. ROW width;
- b. Maximum design speed;
- c. Sidewalk width and location;
- d. Bike lane requirements;
- e. Curb requirements;
- f. Travel lane width;
- g. Multi-use trails or paths;
- h. Number of lanes required;
- i. Median requirements;

- j. Landscaping requirements; and
- k. Parking requirements.

Policy HCCV6.3 Coordination with Polk County

The City shall coordinate with Polk County to review and revise cross-sections as necessary to ensure the construction of an urban network grid to serve new development. Criteria to consider include, but are not limited to, the following:

- a) Cross section design for five (5) lanes to serve new commercial centers;
- b) Intersection design;
- c) Use of center lanes in five (lane) roadways; and
- d) Optional roadway design to serve mixed use/commercial development.

Objective HCCV 7: Scenic Highway Standards

To recognize and respect SR 17 as a Scenic Highway Corridor.

Policy HCCV7.1 SR 17 Scenic Highway Corridor Protection

The City shall protect SR 17 as a Scenic Highway Corridor and restrict future construction activity within rights-of-way to ensure preservation of canopy trees and native vegetation, where feasible. The Florida Department of Transportation shall be responsible for maintenance along the SR 17 Scenic Highway Corridor.

Policy HCCV7.2 SR 17 Scenic Corridor Design Standards

The City shall amend the Land Development Regulations to include Scenic Corridor Design Standards for SR 17 that preserve the intrinsic resources and quality of the roadway with visual and noise buffers by developing standards for future development along this designated scenic roadways, which include at a minimum:

- a. Building setbacks and heights;
- b. Signage, lighting and outdoor advertising;
- c. Curb cuts and utilities in the right-of-way;
- d. Fences and walls and other structures within the setback; and
- e. Minimum tree size, arbor, and supplemental landscaping requirements.

Policy HCCV7.3 Level of Service Standard

The City shall coordinate with Polk County and the Florida Department of Transportation to establish an appropriate roadway level of service standard for SR 17 Scenic Corridor that recognizes and respects the scenic corridor, the location of the roadway within downtown Haines City, and the desire to protect the integrity of the Haines City Central Business District. Any analysis shall seek to minimize the potential influence of future development to widen, expand, or modify the existing roadway by means other than intersection improvements, turn-lanes or traffic operations improvements.

Recreation and Open Space

The Parks and Open Space System Master Plan as depicted in Figure 5 is the City's blueprint for improving, sustaining and enhancing the quality of life for Haines City residents. The Plan illustrates improvements to the entire public realm in Haines City, including streets, trails, parks, natural areas, town center and neighborhoods.

Objective HCCV 8: Park Site and Facility Provision

To provide a system of park sites with a variety of both user-oriented and resource based facilities and recreational programs to serve the needs of current and future City residents.

Policy HCCV8.1 Neighborhood Parks

The City shall mandate a system of providing neighborhood parks to provide a ¼ mile (5-minute walk) service area to serve existing and new neighborhoods. The City shall rely on private developments that contain twenty-five (25) dwelling units or more to provide and maintain neighborhood parks and open space as part of new developments or redevelopment activities. See Figure 9-a: Neighborhood Park Prototype as an illustrative example park development form.

Policy HCCV8.2 New Community Parks

The City shall continue to provide a high quality system of community parks and shall establish three new Community Parks to serve future population growth. See Figure 9-b: Community Park Prototype as an illustrative example park development form.

Policy HCCV8.3 Regional Sports Complex

The City shall establish a Regional Sports Complex to serve active recreational needs. See Figure 9-c: Regional Sports Complex Prototype as an illustrative example development form.

Policy HCCV8.4 Network of Bikeways and Trails

The City shall provide for the construction of a network of pedestrian, bicycle, and recreational trails that connect parks to other parks, neighborhoods, schools, employment centers, civic buildings and other community destinations through the development review process and private development contributions and/or dedications consistent with Figure 5: Parks and Open Space System Master Plan.

Policy HCCV8.5 Public Access

The City shall provide increased public access to lakes and other major natural features. Where designated by the City, new development or redevelopment shall include easements or other provisions for public access, such as lakefront trails and canoe/kayak launch sites.

Policy HCCV8.6 6th Street Promenade

The City shall conduct a study to provide for a pedestrian promenade to connect downtown to Lake Eva Park, including a location for a new downtown civic plaza. Design criteria for the project shall include, but not be limited to, the following components:

- a. Reduced traffic lane widths (approximately 10' lanes);
- b. On-street parking;
- c. Wide sidewalks (6'-8' wide);
- d. Canopy trees, tree lawns, tree grates;
- e. Bulb-outs and textured/ paved crosswalks at street intersections;
- f. Decorative light fixtures, benches, trash receptacles, bollards; and
- g. Public art.

Policy HCCV8.7 Joint Use Recreational Sites

The City shall jointly coordinate with the Polk County School Board the acquisition, development, operations and maintenance of new public schools and parks, and co-locate public schools and parks and recreational facilities where feasible.

Policy HCCV8.8 Signage

The City shall establish a sign and way finding system to direct residents and visitors to parks, cultural and civic sites; interpret the natural and cultural history of the area; and educate residents and visitors about recreation, education, cultural and civic events and opportunities.

Land Use and Design

The lands within the current jurisdictional limits of Haines City are projected to reach build-out by 2015 based upon the current adopted future land use designations for these lands and the current rate of land absorption within the City. The CityView Selected Area Plan provides a longer-range Land Use Vision for the City, as depicted in Figure 2, which is projected to reach build-out by 2030 and includes lands that are currently within the incorporated city limits as well as a "Future Urban Expansion Area" that includes lands that are currently within unincorporated Polk County, but are within the city's utility service area. The CityView Plan provides for an extended planning horizon for Haines City through this urban expansion area from its current build-out planning horizon of 2015 for the areas within the current city limits to 2030 for this expansion area.

The CityView Land Use Vision relies upon a series of principles that address community design, transportation connectivity, open space creation and environmental protection to guide the creation of appropriate future land use designations for the expansion area. This new form of development is intended to extend the historic development patterns of the existing "central city" and to reinforce the vision of Haines City as a City and not as a central city surrounded by suburban sprawl development. This Vision is primarily regulated through one new mixed-use land use designation (Neighborhood Mixed Use District). Two additional special use districts were also created to address the size and scale of regional attractions and regional employment uses (Regional Mixed Use District and Employment Office). These new land use classifications are depicted in Figure 6, 2030 Future Land Use Map. Each of these development types is designed to avoid the negative impacts of Urban Sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation.

Objective HCCV 9: Land Use and Form

To prevent Urban Sprawl by reinforcing infill development in an urban form within Haines City, providing adequate lands for employment uses in close proximity to residential areas and guiding the development of lands within the Future Urban Expansion Area into compact, mixed-use, pedestrian friendly neighborhoods connected by areas of permanent Open Space.

Policy HCCV9.1 Establishment of Planning Framework

Haines City shall establish a development policy framework that enhances the livability of the City and preserves its natural, cultural, physical and other resources, by creating planning and development policies and future land use categories that address development issues within six unique Planning Areas as described in Figure 7: CityView Planning Area Map and which include:

- a. US 27 – Regional Corridor North
- b. US 27 – Regional Corridor South

- c. Natural Resources Protection
- d. Kokomo Road Employment/Economic Development
- e. Future Urban Expansion
- f. Downtown

Policy HCCV9.2 Overall Design Principles

The Design Principles that shall guide the growth and development of areas within Haines City and areas within the Joint Planning Area as depicted in Figure 8 shall be consistent with those principles embodied in Figure 2: Haines City Land Use Vision Plan as follows:

- a. Regionally significant wetlands resources and systems shall serve to form a natural delimiter between urban and rural/agricultural development and shall be protected by providing low-impact “clustered” residential development as a separator between urban and preserved areas. The developed portion of the clustered development shall be located away from the preserve areas.
- b. Regional office and medical employment and higher density residential development shall be designated along the northern portion of the US 27 corridor consistent with and in support of the Northridge Selected Area Plan.
- c. Light industrial regional employment uses shall be designated within the Kokomo Road and Lake Marion Road (CR 544)/SR 17 area in locations that have adequate access to regional transportation systems, including access to rail service, that are compatible with the existing industrial uses in the area, while protecting SR 17 as a Scenic Highway Corridor.
- d. Future Urban Expansion Areas shall be developed into neighborhoods where new residential development is organized on a one-half (½) mile grid of roads that provide local connectivity.
- e. Mixed-use centers shall be required to serve the daily and weekly needs of neighborhood residents and shall be sized and spaced accordingly.
- f. Downtown development and redevelopment opportunities should focus on mixed use buildings that mirror the image of historic buildings in the downtown area and include retail/entertainment/restaurant and office uses, with residential units located on the upper floors.

Policy HCCV9.3 Neighborhood Mixed Use Intent

Establish the Neighborhood Mixed Use Future Land Use Category to:

- a. be formed around Neighborhoods that include a broad range of family sizes and incomes in a variety of housing types, which are integrated with commercial, office and civic uses;
- b. support a fully connected system of streets and roads that encourage alternative means of transportation such as pedestrians, bicycle, and transit; and
- c. integrate permanently dedicated neighborhood parks and open space connections, consistent with the Haines City Parks and Open Space System Master Plan, Figure 5.

Policy HCCV9.4 Neighborhood Mixed Use Description

a. **General Range of Uses**
 Neighborhoods may include both single family and multi-family housing that has been designed so that a majority of the housing units are within a walking distance or ¼ mile radius of a Neighborhood Center. Neighborhood Centers shall be in the form of parks or other civic/community spaces. A collection of neighborhoods shall be supported by mixed-use Community Scale Centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of residents) which can be supplemented by Neighborhood Scale Centers.

b. **Density/Intensity/Mix**
 Minimum Open Space 15%

Residential Density
 Maximum Density 2.5 du/gross acre

Density Options for preferred development
 TND Development Form: 4.00 du/gross acre

TND Development Form that includes a mix of three (3) or more housing types that supports a broad range of family sizes and incomes: 6.0 du/gross acre

Non-residential Uses
 Community Scale Center 250,000 gross leasable square feet maximum each, .60 FAR
 Neighborhood Scale Center 20,000 gross leasable square feet maximum each, .60 FAR

Neighborhood Mixed Use Land Use Mix:	Minimum Land Area	Maximum Land Area
Residential	55%	85%
Commercial/Retail/Office	5%	30%
Public/Civic	10%	Not Applicable
Public Parks	5%	Not Applicable

This distribution range represents the mix of uses designated as Neighborhood Mixed Use Land Use Designation which would be accommodated over the planning horizon. The specific method for determining the land use mix distribution on a parcel by parcel basis during the development review processes will be established as either a part of the standards and guidelines of the Land Development Regulations or as a part of an area-wide master planning process.

c. Special Standards

(1) **Community Scale Center**

Description: The Neighborhood Mixed Use Land Use Designation shall provide an opportunity for no more than four (4) community scale mixed use centers which shall be located based upon the locational standards provided herein and which can include multifamily residential, commercial, office, recreation, civic and public uses. The function of the "community scale" centers shall be to provide for the weekly goods and services, including apparel, home furnishings, banking, professional services, recreational facilities and convenience goods, to serve the surrounding neighborhoods. A discount department store and/or supermarket is often the principal tenant in this type of center. In order to qualify for a Community Scale Center, each development shall include a minimum of 150 acres and shall have a residential component of the development that is a minimum of 110 acres.

Locational Standards: Community Scale Centers shall be located at the intersections of collector and arterial/or roads. Figure 2: Haines City Land Use Vision Plan provides a generalized illustration of possible locations for Community Scale Centers which should be generally located along Kokomo Road, SR 544, Powerline Road and SR 580. Community Scale Centers shall be separated from one another by a minimum of one mile.

Residential Support: 5,000 to 12,000 households

Size: 10-40 acres with 85,000 to 250,000 square feet of leasable area

Intensity: .60 FAR

(2) Neighborhood Scale Center

Description: The Neighborhood Mixed Use Land Use Designation shall provide an opportunity for neighborhood scale centers which shall be located based upon the locational standards provided herein and which shall serve to provide for the sale of convenience goods such as food, drugs, hardware, and personal service needs of the surrounding residential areas. These Centers are usually comprised of small-scale facilities.

Locational Standards: Neighborhood Scale Centers shall be located at the intersections of collector and arterial/or roads. Figure 2: Haines City Land Use Vision Plan provides a generalized illustration of possible locations for additional neighborhood scale commercial uses which should be separated approximately one mile from other commercial centers.

Residential Support: up to 1,000 households

Size: Up to 5 acres with up to 20,000 square feet of leasable area

Intensity: .60 FAR

(3) Design Standards

All non-residential development within the Neighborhood Mixed Use land use designation and development requesting density bonuses (see maximum density chart above) shall be developed using Traditional Neighborhood Design (TND) principles and standards which shall require:

- (a) Community Scale Centers with Mixed Uses. Community Center shall include a mixture of non-residential and residential uses of various densities, intensities, and types designed to promote walking between uses and a variety of transportation modes such as bicycles, transit, and automobiles.
- (b) Functional Neighborhoods. Residential areas are located and designed as neighborhoods, which embrace a full range of urban facilities including neighborhood retail centers, a variety of housing types, public/civic space and a variety of open space amenities, schools, central water and sewer, and fire/safety accessibility.
- (c) Walkable Streets. Integrated neighborhoods and compact TND Development that designs a community based on reasonable walking distances, the location of parking, and the design of streetlights, signs and sidewalks.
- (d) Interconnected Circulation Network. An interconnected street system that prioritizes pedestrians and bicycle features and

links neighborhoods to shopping areas, civic uses, parks and other recreational features.

- (e) Respect for Natural Features. Development activity recognizes the natural and environmental features of the area and incorporates the protection, preservation and enhancement of these features as a resource amenity to the development.

d. Submittal Requirements/Timing of Development

- (1) All development within a Neighborhood Mixed Use land use designation at a density of 2.5 units per acre or greater shall be required to rezone to a planned unit development (PUD)-type zoning district and shall be planned through a master plan process that integrates development, Open Space, and infrastructure corridors. The application and development order shall include the following:

- (a) Master Plan
- (b) Specific Design Guidelines for the Development
- (c) Financing Strategy and phasing for required infrastructure
- (d) Phasing Plan for development (including timing and amount and phasing of residential and non-residential development)

- (2) The Neighborhood Mixed Use future land use designation represents the long-term compatible land uses for the areas depicted within Figure 6: 2030 Future Land Use Map and only become effective upon annexation into Haines City or when engaged in the joint development review/approval process for such lands consistent with the Haines City/Polk County Joint Planning Agreement which shall require such lands to be rezoned and master planned consistent with the guidelines and requirements herein.

Policy HCCV9.5 Regional Mixed Use Intent

Establish the Regional Mixed Use Future Land Use Category to provide an opportunity for regional commercial uses along a regional transportation corridor that would not disrupt the existing street network connections of the City. The Regional Mixed-Use Center land use designation shall provide for a mix of uses within a development site or within a multiple parcel area to promote employment opportunities near residential areas and regional scale commercial uses along the US 27 regional corridor.

Policy HCCV9.6 Regional Mixed Use Description

- a. General Range of Uses
Provides the surrounding urban areas with a wide range of general merchandise, apparel and home furnishings, as well as a variety of

services and perhaps recreational facilities. One or two full-line department stores of generally not less than 50,000 square feet of GLA are the principal tenants in this type of center.

b. Density/Intensity/Mix

Density:	24 dwelling units/ acre maximum
Intensity:	2.0 FAR
Mix:	
Retail:	60% maximum land area
Office:	40% maximum land area
Residential:	40% maximum land area

c. Special Standards

Development shall:

- (1) Include an internal transportation network that is designed with universal blocks, i.e., blocks with standard dimensions that accommodate several different types of uses, to enable re-use over time through infill and redevelopment, where such opportunities exist to create these blocks

d. Submittal Requirements/Timing of Development

- (1) All development within a Regional Mixed Use land use designation shall be required to rezone to a planned unit development (PUD)-type zoning district and shall be planned through a master plan process that integrates development, Open Space, and infrastructure corridors. The application and development order shall include the following:

- (a) Master Plan
- (b) Specific Design Guidelines for the Development
- (c) Financing Strategy and phasing for required infrastructure
- (d) Phasing Plan for development (including timing and amount and phasing of residential and non-residential development)

- (2) The Regional Mixed Use future land use designation represents the long-term compatible land uses for the areas depicted within Figure 6: 2030 Future Land Use Map and only become effective upon annexation into Haines City and rezoned and master planned consistent with the guidelines and requirements herein.

Policy HCCV9.7 Employment Office Intent

Establish the Employment Office Future Land Use Category to provide a transitional employment land use category that allows a variety of office and

support uses adjacent to the Industrial Park (IP) Future Land Use Category.. These uses may include multi-family and retail commercial uses as a transition.

Policy HCCV9.8 Employment Office Description

a. General Range of Uses

Predominantly designed to accommodate general office development, compatible light manufacturing, processing, and assembling of goods, warehousing and distribution, public utility and service structures, to serve as a transition from the City’s Industrial Park (IP) land use designation to adjacent single family residential. Neighborhood scale commercial such as medical clinics, banks and convenience retail, and multi-family uses may also be permitted to help create appropriate transitions adjacent to single-family residential neighborhoods.

b. Density/Intensity/Mix

Density:	10 dwelling units/ acre maximum
Intensity:	.7 FAR
Mix:	
Office/Light Industrial:	100% maximum land area
Retail:	5% maximum land area
Multi-family Residential:	20% maximum land area

c. Amendment No. 26, Southeast Subarea

As a condition to the modification of the future land use designation of Amendment No. 26 from Low Density Residential to Employment Office, the property owner has committed to donate to the City the lands contained in Amendment No. 86, Northeast Subarea for a City park. But for this covenanted conveyance by the current owner of the lands within Amendment No. 26 and Amendment No. 86, the City would not change the future land use designation for Amendment No. 26. Therefore, the modification in future land use designation for Amendment No. 26 shall not take effect until (1) conveyance of the lands contained in Amendment No. 86 to the City, or (2) execution of a binding document agreeing to donate said lands to the City.

Policy HCCV 9.9 Residential Preserve-1

The Residential Preserve-1 (RP-1) Future Land Use Designation allows suburban residential development at densities equal to or less than one (1) dwelling unit per net buildable acre, residential and attendant uses. This clustered land use is established to allow residential development on smaller lot sizes and accommodate the preservation of important environmental and agricultural uses by requiring that they be clustered, and to:

- a. Protect the Natural Resources Protection Area and other important natural features by clustering, by requiring large areas to be left in a natural or open state that includes a minimum of 50% of the site;
- b. Minimize conflicts with agricultural operations (e.g., traffic congestion, noise, odor and visual conflicts); and
- c. Minimize planned and programmed expenditures for public facilities (e.g., roadway improvements, schools, fire and law enforcement protection, etc.).

Policy HCCV 9.10 Residential Preserve-1 (RP-1) Description

a. Uses

The Residential Preserve Future Land Use Designation permits the following uses:

1. Rural residential development at a density equal to or less than one (1) dwelling unit per net buildable acre;
2. Publicly and privately owned parks and recreation facilities;
3. Agricultural operations and attendant structures, greenhouses, nurseries and silvaculture;
4. Public elementary schools; and
5. Special exceptions such as adult congregate living facilities, group homes, and accessory uses, , cemeteries, kennels, sewage and water treatment plants, , and other public structures.

b. Density 1 dwelling unit per acre

c. Services and Facilities: This clustered land use category requires an adequate, urban level of service for public safety and other services.

d. Special Provisions: The density allowed may be increased consistent with the density incentives for protection of wetlands and floodplains consistent with the Comprehensive Plan.

The following design guidelines and criteria shall apply to development of lands designated as RP-1:

1. A minimum of fifty percent (50%) of the gross acreage of the parcel shall be designated as Open Space, exclusive of individual lots. This Open Space is not required to be owned, held, managed or maintained through one single owner or through one common ownership

mechanism such as a homeowners association or other common interest development;

2. Open Space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement or other mechanism that transfers all development rights to the residential development portion of the subdivision and extinguishes all development rights on the designated open space;
3. Open Space shall be configured, when appropriate, to create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitat.
4. Open Space shall be configured to create internal connectedness through connected and integrated open space within the subdivision parcel and shall be based upon the context sensitive site design standards;
5. A plan for the use of the Open Space shall be submitted, as a part of the approval process and compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval and a condition of the perpetual open space or conservation easement, or other mechanism which extinguishes the development rights
6. A plan for the ownership and maintenance of the Open Space shall be submitted, as a part of the approval process and compliance with said plan shall become a condition of the subdivision approval and a condition of the perpetual open space or conservation easement, or other mechanism which extinguishes the development rights.
7. The location of residential development lots shall be arranged in a context sensitive manner such that they form a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resources and environmental systems to the maximum extent practicable; to minimize disturbance to woodlands, wetlands, and other natural features; to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.
8. All cluster developments with a net density greater than 1 unit/5 acres shall be required to connect with a potable water and sanitary sewer system.

Policy HCCV9.112030 Future Land Use Map

The Future Land Use Map series embodies strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner. Haines City includes an extended planning horizon through the year 2030 and adopts Figure 6: 2030 Future Land Use Map and the Future Land Use Map Series Appendix, Maps 1 through 6-i as a part of the City's Future Land Use Map Series.

The Future Land Use Map Series Appendix identifies specific Sub-Areas of the CityView Selected Area Plan which are depicted in Map 1 and includes the Future Land Use Map Series for each of the Sub-Areas as follows:

- a. North US 27 Sub-Area (Maps 2-a through 2-i)
- b. Northeast Sub-Area (Maps 3-a through 3-i)
- c. Southeast Sub-Area (Maps 4-a through 4-i)
- d. South US 27 Sub-Area (Maps 5-a through 5-i)
- e. Southwest Sub-Area (Maps 6-a through 6-i)

Implementation Note: Some of the lands identified in Figure-6: 2030 Future Land Use Map and the Future Land Use Map Series Appendix are located in unincorporated Polk County as of the date of adoption of the CityView Selected Area Plan Amendments. Thus, the effective date of such Future Land Use Map amendments shall be either upon annexation into Haines City or when engaged in the joint development review/approval process for such lands consistent with the Haines City/Polk County Joint Planning Agreement.

Policy HCCV9.12 Traditional Neighborhood Design Regulations

To implement the TND requirements contained in the City View Selected Area Plan, the City shall adopt an amendment to the Land Development Regulations containing a TND Ordinance by June 2008. The Ordinance shall, at a minimum, address site design, building design, architectural standards, and project layout.

Policy HCCV9.13 Water and Wastewater Treatment Requirements

All development shall be required to connect to City water and wastewater services, unless otherwise exempt in accordance with Article 5, Chapter 7, of the Administrative Procedures Manual of the City's Land Development Regulations.

US 27 - Regional Corridor North Planning Area

Objective HCCV 10: US 27 – Regional Corridor North

To insure that new development and redevelopment along the US 27 – Regional Corridor North is consistent with, furthers, and supports the Polk County North Ridge Selected Area Plan which is designed to encourage a high quality living environment through an efficient urban-growth pattern based on a balance of employment activities, residential and nonresidential uses, a range of housing opportunities, and short vehicle trips between housing, employment, and shopping in harmony with the special factors of the Green Swamp.

Policy HCCV10.1 Guiding Principles

The City shall continue to support regional scale employment and commercial uses within the US 27 - Regional Corridor North as well as higher density residential uses consistent with the North Ridge Selected Area Plan.

Policy HCCV10.2 Transportation Guiding Principles

The City shall protect the capacity of the US 27 – Regional Corridor North by requiring parallel roadway facilities as a part of the development review process for projects within this Planning Area consistent with Figure 4: 2030 Future Transportation Map.

Policy HCCV10.3 Access Management

The City shall protect the capacity of the US 27 – Regional Corridor North by requiring the management of access to this facility consistent with the standards described in the Florida Department of Transportation Plans Preparation Manual, Volume 1 - English (Topic #625-000-007), dated January 1, 2006. These standards prohibit new any driveway connection with spacing less than 660 feet, any directional median opening spacing closer than 1320 feet and any full median opening or signalized intersection with spacing less than 2640 feet. Any exceptions to these standards will be governed by the criteria established by the Access Management Rules 14096 and 14-97.

US 27 - Regional Corridor South Planning Area

Objective HCCV 11: US 27 – Regional Corridor South

To insure that new development along the US 27 – Regional Corridor South functions as an entranceway into Haines City as a Regional Mixed-Use Center that provides for a mix of uses within a development site or within a multiple parcel area to promote employment opportunities near residential areas and regional scale commercial uses along the US 27 regional corridor.

Policy HCCV11.1 Guiding Principles

The City shall encourage development within Regional Mixed-Use Centers based on the following principles:

- a. Regional Mixed Use Centers shall permit flexible and creative design that promotes pedestrian-friendly communities; and
- b. Regional Mixed Use Centers shall be designed to incorporate Traditional Neighborhood Design (TND) or Transit Oriented Design (TOD) standards where such centers incorporate a mix of residential and non-residential uses.

Policy HCCV11.2 US 27- Transportation Guiding Principles

The City shall encourage development within Regional Mixed-Use Centers based on the following principles:

- a. Regional Mixed Use Centers shall encourage and promote an internal transportation network that is designed with universal blocks, i.e., blocks with standard dimensions that accommodate several different types of uses, to enable re-use over time through infill and redevelopment, where such opportunities exist to create these blocks;

Natural Resources Protection Planning Area

Objective HCCV 12: Protection of Regionally Significant Natural Systems

To appropriately transition development away from regionally significant natural systems identified in the Natural Resources Protection Planning Area (NRPA) overlay, Figure 3a: Natural Resources Protection Area and the Natural Resources Protection Planning Area as depicted in Figure 7: CityView Planning Area Map.

Policy HCCV12.1 Regionally Significant Natural Resources Protection

The City shall implement the Natural Resource Protection Planning Area through the regulation of development consistent with the following principles:

- Land use density and intensity increases with distance from the NRPA;
- Requires compliance with the Land Development Regulations Provisions regulating the protection of listed species, wetlands, and compliance with the Green Swamp Land Development Code (Chapter 28-27, FAC).
- Development flexibility through mitigation/compensation measures where more beneficial environmental results may be achieved; and
- Requires dedication to an appropriate state natural resources agency of all post-development wetlands and uplands conserved as conservation easements.

Editor's note: The Natural Resources Protection Planning Area is a primary resource protection mechanism. There are provisions within the Comprehensive Plan and Land Development Regulations of Haines City which regulate development of the areas underlying this designation. The NRPA will be regulated by policies and assignment of land uses that direct incompatible development away and provides incentives for protection.

Policy HCCV 12.2 Transition of Land Uses

The City shall require that land uses shall be transitioned decreasing in intensity away from the boundary of the NRPA. Development within the NRPA must comply and transition away from wetlands in accordance with the provisions of Chapter 28-27, FAC, and the Land Development Regulations of Haines City.

Policy HCCV 12.3 Clustering Provisions

The City shall require that all new development of properties within the NRPA utilize a clustering design consistent with the RP-1 land use categories, and that the density be clustered away from the NRPA.

Policy HCCV 12.4 Transfer of Density

The City shall continue to allow transfer of density assigned to wetlands and FEMA 100 year flood plain consistent with the Land Development Regulations of Haines City for Development within the NRPA. As an incentive for protection of the NRPA, a .25 dwelling unit per acre density bonus will be provided for projects that cluster development outside of the NRPA boundary onto developable uplands of the property.

Policy HCCV 12.5 Permitted Uses/Development Standards

The City shall enforce the following use limitations and development standards within the defined Natural Resources Protection Area through the Comprehensive Plan including these standards:

- a. Prohibit the increase in land use density or intensity through amendments to the future land use map or re-zoning actions within the NRPA except for cluster subdivisions where the density or intensity may be increased consistent with Policy HCCV12.4 if transferred to the upland portion outside of the NRPA on the same site.
- b. Prohibit encroachment into the NRPA, with the exception of unavoidable and minimized roadway crossings. Require that preservation resulting from clustering be put into a conservation easement in a form and manner acceptable to the City, except for Development sites which consist solely of wetlands and/or the 100 year AE floodplain and where the owner does not have ownership interest in any adjacent property that may be developed using a cluster development land use, such as RP-1.
- c. Avoid impacts to habitat that is occupied by plants and/or animals that are listed as threatened or endangered or species of special concern within areas designated as Natural Resource Protection Areas. Where impact is permitted, mitigation shall occur within the Natural Resource Protection Area , where possible.
- d. Require developments to meet the Outstanding Florida Water (OFW) standard for stormwater prior to discharge into the Critical Linkage, where the Critical Linkage connects to an OFW.
- e. During the development review and approval process, The City will review opportunities to maintain and enhance the NRPA within existing developed areas.

Future Urban Expansion Planning Area

Objective HCCV13: Future Urban Expansion

To prevent Urban Sprawl by guiding the development of lands within the Future Urban Expansion Planning Area, Figure 7: CityView Planning Area Map, into compact, mixed-use, pedestrian friendly neighborhoods connected by areas of permanent Open Space.

Policy HCCV13.1 Development Framework

The required development pattern within the Future Urban Expansion Planning Area designated on Figure 7 shall be in the form of Neighborhoods and Mixed Use Centers as illustrated in Figure 2: Haines City Land Use Vision Plan and Figure 10: Neighborhood Prototype, and in the locations designated as Neighborhood Mixed Use as depicted on Figure 6: 2030 Future Land Use Map. The concepts illustrated in Figure 2, Haines City Land Use Vision Plan are an example of this development pattern, but provides no regulatory function within the Comprehensive Plan.

Policy HCCV13.2 Future Urban Expansion Planning Area Philosophy

Neighborhoods shall form the basic building block for development within the Future Urban Expansion Planning Area and shall be characterized by a mix of residential housing types that are distributed on a connected street system where the majority of housing is within a walking distance or ¼ mile radius of a Neighborhood Center. Neighborhood Centers shall have a Public/Civic focal point which may be a combination of parks, schools, public type facilities such as churches or community centers. The City shall rely upon the Neighborhood Mixed Use Land Use Designation to implement this planning philosophy.

Policy HCCV13.3 Guiding Principles

Developments within the Neighborhood Mixed Use Land Use Designation shall exhibit all of the following characteristics:

- a. Neighborhoods shall include a design in which the majority of housing is within a walking distance or ¼-mile radius of a Mixed Use Center or a Neighborhood Center.
- b. Higher densities within each neighborhood shall be located closer to the Neighborhood Center or closer to an adjacent Mixed Use Center, where applicable;
- c. Neighborhoods shall include compact design that includes a system of land subdivision and development which links one Neighborhood to another;

- d. Neighborhoods and Mixed Use Centers shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists and motor vehicles, and which are built with design speeds that are appropriate for Neighborhoods;
- e. Neighborhoods and Mixed Use Centers shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees and on-street parking which provide distinct separation between pedestrians and traffic, spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation;
- f. Neighborhoods shall be encouraged to include a range of housing types that supports a broad range of family sizes and incomes through density incentives as provided in the Neighborhood Mixed Use future land use designation definition.
- g. Mixed Use Centers shall be provided with sufficient non-residential uses to provide for the daily needs of neighborhood residents.

Policy HCCV13.4 Standards for Review

All development shall conform to the Future Urban Expansion Planning Area Philosophy and Principles as enumerated in Policies HCCV13.2 and HCCV13.3 and demonstrate the following:

- a. That the development complies with all applicable City environmental preservation regulations provided, however, that the development shall also separately comply with applicable federal and state environmental preservation regulations.
- b. That the location of the developed areas on the site respects existing natural and environmental features on the site.
- c. That the integrity of the mixed-use district is not compromised by allowing extensive single-uses. The land use mix shall be phased to provide an adequate mix of non-residential uses to serve residential development.
- d. That the required on-site and off-site infrastructure will be available to serve each development and phase of development as it is constructed.

Policy HCCV13.5 Development Design

The City shall encourage Traditional Neighborhood Design (TND) and landscaping for new residential construction through the land development regulations and

development review process consistent with the guiding principles provided in Policy HCCV 13.3.

Policy HCCV13.6 Street Network

Developments within the Future Urban Expansion Planning Area depicted in Figure 7 and the Joint Planning Area Boundary depicted in Figure 8 shall be required to construct interconnected networks of streets in a block pattern that encourages walking, reduces the number and length of automobile trips, and conserves energy. On-street parking will be included where appropriate to support adjacent land uses. The street networks shall be connected and dead-end streets will be prohibited except when necessary next to geographical features or at the edge of development.

Policy HCCV13.7 Adequate Public Facility Requirements

The County shall require that all development within the Future Urban Expansion Planning Area meets or exceeds the adopted level of service standards of the City.

Policy HCCV13.8 Extension of Utility Services

The City shall assure the extension of adequate utility services to areas designated for new development.

Policy HCCV13.9 Residential Density

The City shall balance new residential densities with the capacity of existing or scheduled improvements to public services and facilities through their concurrency management system regulations and the development review process.

Public School Facilities

Objective HCCV14 Public School Facilities within the Joint Planning Area

Promote the joint planning of high quality schools and public facilities, joint uses, and public/private partnerships in collaboration with the District School Board of Polk County.

Policy HCCV 14.1 Public School Facilities

The City shall develop the Joint Planning Area as depicted in Figure 8, in compliance with the joint interlocal agreement with the District School Board of Polk County. At such time as the City adopts a Public School Facilities Element, all policies within the adopted Public School Facilities Element supersede similar policies prepared as part of the HCCV plan, as identified in Policies HCCV14.2-14.9.

Policy HCCV 14.2 Collocation of Facilities

The City shall require, where feasible, the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy HCCV 14.3 Joint Use Agreements

The City and the District School Board of Polk County shall, where feasible, enter into agreements for joint-use facilities, to include but not be limited to, schools, community centers, libraries and parks.

Policy 14.4 Public/Private Partnerships

The City will coordinate with the District School Board of Polk County to encourage the business community and other private organizations to coordinate with the County and the District School Board of Polk County to jointly fund and design community-based services and facilities (i.e. recreational facilities) in conjunction with existing and proposed school sites.

Policy HCCV 14.5 Location of Elementary and Middle Schools

The City shall require where feasible the location of new elementary and middle schools, unless otherwise required, internal or adjacent to residential neighborhoods.

Policy HCCV 14.6 Location of High Schools

The City shall coordinate with the District School Board of Polk County to identify the locations for new high schools on the periphery of residential neighborhoods, where access to collector roads or higher is available.

Policy HCCV 14.7 School Development Standards

The City shall coordinate with the District School Board of Polk County to implement standards that ensure compatibility within the community for the following parameters:

1. lighting,

2. ingress/egress,
3. buffering,
4. parking,
5. connectivity.

Policy HCCV 14.8 School Capacity Determination

The City shall coordinate with the District School Board of Polk County to evaluate capacity needs associated with development of the Joint Planning Area.

Policy HCCV 14.9 Creation of a 5 year School Facilities Capital Improvements Plan

The City shall coordinate with the District School Board of Polk County to develop a Five-year Capital Improvements Plan for Public School Facilities Associated with the proposed land use plan for the Joint Planning Area and shall adopt this plan into the Capital Improvements Element of the Haines City Comprehensive Plan.

Kokomo Road Employment/Economic Development Planning Area

Objective HCCV 15: Kokomo Road Employment/Economic Development

To alleviate the stress on regional and local transportation systems by reducing the need for Haines City residents to commute to places of employment by providing an opportunity for employment uses in a location which protects existing public investment in industrial areas, has adequate regional transportation access, including access to rail, and is in close proximity to residential development.

Policy HCCV15.1 Overall Economic Development Guiding Principles

The City shall provide a variety of employment/economic development opportunities consistent with the following principles:

- a. New larger scale industrial uses should be located where there is adequate regional transportation access. The Haines City CityView Selected Area Plan Visioning process has determined that these uses are more compatible as fringe development to the city along the Kokomo Road Employment/Economic Development Planning Area rather than within the Downtown due to the desired urban roadway grid pattern desired in the Downtown;
- b. New large-scale medical and office uses should be located where there is adequate regional transportation access and other similar uses along the US 27 – Regional Corridor North Planning Area adjacent to and in the vicinity of the Heart of Florida Regional Medical Center. The focus of these uses in this location is consistent with the land use vision for this area as described in the North Ridge Selected Area Plan.
- c. Employment opportunities for the City’s Downtown Planning Area should be located in vacant lot infill areas and in rehabilitated structures within the downtown. The focus of these uses should be mixed use buildings that incorporate both retail/entertainment/restaurant and office uses, with residential units located on the upper floors. The buildings should be designed to an appropriate scale, proportion, and rhythm that mirror the image of the historic buildings in the downtown.

Policy HCCV15.2 Transportation Guiding Principles

The City shall locate major industrial uses to insure adequate access to regional transportation facilities. This access is provided to the Planning Area as follows:

- a. Kokomo Road / US 27 provide an important regional transportation access for truck traffic;
- b. SR 544 / US 27 can serve as a secondary regional transportation access for the Planning Area; and
- c. Rail access is provided to this area through the CSX rail line and rail spur.

Policy HCCV15.3 Transition/Buffers to Residential Areas

The City shall preserve and protect existing, stable residential neighborhoods and future planned neighborhoods with appropriate transitions and buffers adjacent to other more intense uses including commercial and industrial land uses. This buffer will be accomplished by locating less intensive transitional uses in between, or by buffering with berms, trees, walls or other methods to be included in the Land Development Regulations as deemed appropriate by the City. Areas to be considered for special buffering standards include, but are not limited to residential areas transitioning from the industrial employment center along Kokomo Road and SR 544.

Downtown Planning Area

Objective HCCV 16: Downtown Development/Redevelopment

To develop an enhanced and unified downtown area that generates economic synergy, quality design and shopping/retail/restaurant opportunities through the sound development and redevelopment of properties within the City's Downtown Planning Area including the following design components consistent with the Downtown Master Plan and the Streetscape Master Plan:

- a. Existing historic and cultural resources;
- b. Retail corridors and activity centers;
- c. Mixed-use buildings;
- d. Single and multi family residential infill uses;
- e. Gateways and streetscape improvements; and
- f. Pedestrian connections and amenities.

Policy HCCV16.1 Existing Historic and Cultural Resources

The City shall provide for new development and redevelopment that is consistent with the appropriate scale, proportion, and rhythm of historic buildings in the downtown.

Policy HCCV16.2 Retail Corridor/Activity Center

The City shall plan for retail corridors and mixed use developments within the downtown with new development and redevelopment that is built within the context of the existing street network that will include on-street parking and pedestrian amenities.

Policy HCCV16.3 Mixed Use Buildings

The City shall promote the infill of vacant lots and rehabilitation of dilapidated structures within the downtown, including the incorporation of mixed use buildings that contain civic uses and retail and office uses with residential units on the upper floors. The buildings should be designed to an appropriate scale, proportion, and rhythm that mirror the image of the historic buildings in the downtown.

Policy HCCV16.4 Gateways and Streetscape Improvements

The City shall provide gateway features, directional signage and streetscape program improvements, where feasible, consistent with the Downtown Master Plan and Streetscape Master Plan to establish consistency in public space and public right-of-way development and strengthen the identity of the downtown area.

Policy HCCV16.5 Pedestrian Connections and Amenities

The City shall strengthen the pedestrian environment, where feasible, by providing for the construction of new sidewalks, the replacement of sidewalks that are deteriorating, and pedestrian amenities such as trees and landscaping, benches, trash receptacles, street lighting, trash receptacles, and public art in the downtown area, consistent with the Downtown Master Plan and the Streetscape Master Plan.

Policy HCCV16.6 Central Business District Design Standards

The City shall regulate new development and redevelopment in the Central Business District (CBD) and the Central Business District Extra (CBDX) to be consistent with Section 5.6.11 CBD, Central Business District and the Design Standards for CBD and CBDX as established in the Land Development Regulations.

Intergovernmental Coordination

The CityView Selected Area Plan was designed as a collaborative approach to developing a longer-range Land Use Vision for Haines City to include lands that are currently within the incorporated city limits as well as a "Joint Planning Area Boundary" that includes lands that are currently within unincorporated Polk County, but are within the city's utility service area. The CityView Plan provides for an extended planning horizon for Haines City through this urban expansion area from its current build-out planning horizon of 2015 for the areas within the current city limits to 2030 for this expansion area. Some of the lands identified in Figure 6: 2030 Future Land Use Map and the Future Land Use Map Series Appendix are located in unincorporated Polk County as of the date of adoption of the CityView Selected Area Plan Amendments. Thus, the effective date of such Future Land Use Map Amendments shall be either upon annexation into Haines City or when engaged in the joint development review/approval process for such lands consistent with the Haines City/Polk County Joint Planning Agreement.

Objective HCCV 17: Coordination with Polk County

To provide a mechanism for intergovernmental planning efforts for the Future Urban Expansion of Haines City.

Policy HCCV17.1 County / Municipal Coordinated Planning Program

The City shall coordinate with Polk County through the adoption of the Joint Planning Agreement dated December 17, 2008 to create a planning alliance to provide for meaningful planning and development review activities in the Haines City Future Urban Area to insure that future development is sustainable and is consistent with the Haines City Land Use Vision Plan, Figure 2.

Policy HCCV17.2 Haines City/ Polk County Joint Planning Agreement

The Haines City/Polk County Joint Planning Agreement shall address, at a minimum:

- a. The agreement that the future land use vision for all of the lands within the SAP boundary, including those lands that are outside of the JPA boundary, represent the long-term vision for these areas as jointly planned by Polk County and Haines City and that Polk County will adopt the CityView SAP as part of the next available large-scale plan amendment cycle.
- b. Regular coordination meetings at least annually with representatives from the planning agencies/departments, including the School Board, for the purpose of identifying multi-jurisdictional projects and coordinating their implementation;
- c. A process for the joint review and approval of development projects in unincorporated Polk County that occur within the Joint Planning Area Boundary as depicted in Figure 8 to insure consistency with the Selected Area Plan; and

- d. Continuing the exchange of information on rezone and special exception petitions and comprehensive plan amendments that are within the Joint Planning Area Boundary as depicted in Figure 8.

Policy HCCV17.3 Joint Planning Agreement Implementation

Haines City and Polk County shall implement the Joint Planning process through the development review checklist as outlined in Section 7 of the Joint Planning and Interlocal Service Boundary Agreement between Haines City and Polk County.

**Table 1
Future Road Capital Improvements**

Road Name	From	To	Improvement	Ownership
10th St	Smith Rd	CR 547	Widen to 4 Ln	Polk County
30th St	CR 544	Baker Dairy Rd	Widen to 4 Ln	Polk County
30th St	Baker Dairy Rd	Bates Rd Extension	New 4 Ln Constr	Polk County
Baker Dairy Rd	Power Line Rd	Jahana Mine Rd Ext	Pave to 2Ln	Polk County
Bannon Island Rd	SR 17	Bannon Island Rd.	Pave to 2Ln	Polk County
Bates Rd	US 17/92	Jahana Mine Rd Ext	New 2 Ln Constr	Polk County
Bice Grove Rd	HL Smith Rd Extension	CR 544 (Lake Marion Rd)	Acquire ROW for 4Ln	Polk County
Bradbury Rd (N/S) Ext.	White Clay Pit Rd	CR 580 (Johnson Ave)	New 2 Ln Constr	Polk County
Bradbury Ave (E/W)	Power Line Rd	Bradbury Rd (N/S)	New 2 Ln Constr	Polk County
CR 544 (Lake Marion Rd)	US 27	Tyner Rd	Widen to 4 Ln	Polk County
CR 544 (Lake Marion Rd)	Tyner Road	CR 546 (Kokomo Rd)	Acquire ROW for 4Ln	Polk County
CR 546 (Kokomo Rd)	US 27	Detour Rd	Widen to 4 Ln	Polk County
CR 546 (Kokomo Rd)	Detour Rd	Lake Marion Rd	Acquire ROW for 4Ln	Polk County
CR 547	US 27	US 17/92	Widen to 4 Ln	Polk County
Detour Rd	CR 544	Hughes Rd	Widen to 4 Ln	Polk County
Diamond Acres Rd	Holly Hill Cutoff Rd	Massee Rd	Pave to 2Ln	Polk County
East 27 Frontage Rd	South Blvd	Holly Hill Tank Rd	New 2 Ln Constr	Haines City
East Park Rd Ext	Robinson Drive	Grace Ave	New 2 Ln Constr	Polk County
East Park Rd	Grace Ave	Hinson Ave	Pave to 2Ln	Polk County
East Park Rd	Hinson Ave	Bates Road Ext	New 2 Ln Constr	Polk County
FDC Grove Road	US 27	Sanders Rd	New 2 Ln Constr	Polk County
Forest Lake Dr.	US 27	Kingham Rd	Pave to 2Ln	Polk County
Grace Ave	30th St	Bradbury Rd	New 2 Ln Constr	Polk County
H.L. Smith Rd Extension	Water Tank Rd	Bice Grove Rd	New 2 Ln Constr	Polk County
Hinson Avenue	17th St	30th St	Widen to 4 Ln	Polk County
Holly Hill Cutoff Rd.	FDC Grove Rd	Windsor Estates Dr	Pave to 2Ln	Polk County
Holly Hill Rd	Massee Road	Florida Development Rd	Pave to 2Ln	Polk County
Hughes Rd	US 27	Tyner Rd	Pave to 4Ln	Polk County
Infill Road A	Bates Rd Ext	Snell Creek Rd	New 2 Ln Constr	Haines City
Infill Road B	Johnson Ave (CR 580)	Infill Rd A	New 2 Ln Constr	Haines City
Infill Road C	Water Tank Rd	Bannon Island Loop Rd	New 2 Ln Constr	Haines City
Infill Road D	Water Tank Rd	Warren Brothers Rd	New 2 Ln Constr	Haines City
Jahana Mine Rd.	CR 544	Patterson Road	New 2 Ln, Dedicate 4	Polk County*
Johnson Avenue/CR 580	US 17/92	City Limit	Widen to 4 Ln	Polk County
Marly Extension	CR 544	Grace	New 2 Ln Constr	Haines City
Patterson Rd	US 27	10th St	Widen to 4 Ln	Polk County
Patterson Rd	10th St	US 17/92	Widen and Construct, 4Ln	Polk County
Power Line Rd Ext	Water Tank Rd	CR 544 (Lake Marion Rd)	New 2 Ln, Dedicate 4	Polk County
Power Line Rd Ext	CR 544 (Lake Marion Rd)	Hinson Ave	New 4 Ln Constr	Polk County
Power Line Rd	Hinson Ave	Snell Creek Rd	Widen to 4 Ln	Polk County
Railroad Park Road	Grace Ave	Hinson Ave/US 17-92	New 2 Ln Constr	Haines City
Robinson Dr.	10th St	30th St	Construct RR crossing	Polk County

Robinson Dr. Ext	30th St	Jahana Mine Rd Ext	New 4 Ln Constr	Polk County
Roe Rd	30th St	Power Line Rd	New 2 Ln Constr	Polk County
Sanders Rd Extension	Old Polk City Rd (CR 17)	FDC Grove Rd	New 2 Ln Constr	Polk County
Slocumb Rd	Water Tank Rd	Hughes Rd	New 2 Ln Constr	Polk County
Smith Rd Extension	US 17/92	Power Line Rd	New 2 Ln Constr	Polk County
Snell Creek Rd	US 17/92	Pink Apartment Rd	New 2 Ln, Dedicate 4	Polk County
Snell Creek Rd	Pink Apartment Rd	Power Line Rd	Acquire ROW for 4Ln	Polk County
SR 17 (Scenic Hwy)	Water Tank Rd	CR 544 (Lake Marion Rd)	Acquire ROW for 4Ln	FDOT
SR 17 (10th Street)	CR 544 (Lake Marion Rd)	Grace Ave	Acquire ROW for 4Ln	FDOT
SR 544	Lucerne Loop	US 27	Widen to 4 Ln	FDOT
Tyner Rd	CR 546 (Kokomo Rd)	CR 544	New 2 Ln Constr	Polk County
US 17/92	Kentucky Ave	US 27	Widen to 6 Ln	FDOT
US 17/92 (Hinson Ave)	US 27	17th St	Widen to 6 Ln	FDOT
US 17/92 (17th St)	Hinson Ave	CR 547	Widen to 4 Ln	FDOT
Warren Brothers Rd	10th St	Tyner Rd	Pave to 2Ln	Polk County
White Clay Pit Rd	SR 17	Detour Rd	Widen to 4 Ln	Polk County
White Clay Pit Rd	Detour Rd	Tyner Rd	Pave to 4Ln	Polk County

*Likely to be considered an extension of Bice Grove Road and therefore under county jurisdiction.

Table 2
Transportation Linkages by Type

roadway y Type	Figure #	ROW	Landscape Bu/eng/face: k	Speed Limit	Lane Width	Median Treatments	Onstreet Pavem. g	Bike Lanes	Sidewalks	Transit I	Stade Tree Spacing	Access Requirements
Boulevard 2-Lane Residential Area	11-a, 11-b	120'	Bu/eng 5'	35-50	11-12 travel lanes 12 turn lanes	n/a	not recommended including valley gutter		6'	Premium Transit	Residential: Use FDOT access management standards in non-commercial areas. Access class VII in commercial zones and commercial bu/eng. 50' at 40 mph 50' at 35 mph 45' at 30 mph Individual residential access discouraged Right turn lanes discouraged	
	11-c	110'	none Bu/eng interior to sites	35-45	11' travel lanes 12' turn lanes	Medians as needed for pedestrian refuge	including valley gutter	5' if onstreet parking is permitted 4' otherwise	6'		Landscaping to be determined based on context in commercial areas	
	11-b	120'	5'	35-50	11' travel lanes 12' turn lanes	12' w/gutters	not recommended including valley gutter		Multi-use path*** 8' plus 5' tree grass typical 14' plus 5' tree grass for on-street setting***			
	11-c, 11-d	110', 120'	7' min on parking areas optional on street-front buildings	30	11' travel lanes 10' outer lanes 12' turn lanes	12' w/gutters	including valley gutter					
Avenue 2-lane Residential Area	11-a	80'	Bu/eng 10'	25-35	10.5'	optional 10' min***	optional at 5'	optional at 5'	10' multi-use path (no bike lane, 6' otherwise)	local circulator routes	55' at 40 mph 50' at 35 mph 45' at 30 mph 35' at 25 mph	Vehicular Access spaced at no more than of 800 feet** Pedestrian Access spaced at no more than 440 feet**
	11-l, 11-g	80'	7' min unless part of streetscape plan	25-35	10.5'	10' min	7' including valley gutter	5'	6' or curb 10' on curb			
	11-h	100'	15'	25-40	10.5'	12' w/gutters	not recommended	optional at 5'	10' multi-use path (no bike lane, 6' otherwise)			
	Local Residential Street Single Family <1000 vpd			Subsets								
>1000 vpd Multi-Family <1000 vpd	11-l	50'	10' min	20-25	28' from face of curb to face of curb	n/a	not striped	bike friendly street	6'	n/a	35' at 25 mph 30' at 20 mph or less	Pedestrian Access at maximum of 440 feet** through easements and live-end streets Total pedestrian path surrounding an interior block to be no more than 1/3 mile**. This requirement can be met with mid-block paths Access to or sub-out to Boulevard/Avenue System required in at least 3 of the 4 quadrant directions Curb is strongly discouraged, maximum length 400'; loops preferred >10' curb to be avoided up to 600' with pedestrian and emergency access availability Private roadway is discouraged Cited private communities allowed if ALL other connectivity criteria are met
	11-l	60'	10' min	15-20	10'	n/a	7' including valley gutter	optional, 5'***	6'			
	11-l	60'	10' min	20-25	28' from face of curb to face of curb	n/a	optional	bike friendly street	6'			
	11-l	70'	10' min	15-20	10.5'	n/a	7' including valley gutter	5'	6'			
Local Commercial Street All Types	11-m	70'	Bu/eng 7' min unless part of streetscape plan	20	10.5'	n/a	7' including valley gutter	5'	6-15'	access for transit stations	35' at 25 mph 30' at 20 mph or less	Minimum block face of 600 feet Commercial projects are required to provide vehicular cross access to adjacent commercial sites or sub-outs to undeveloped sites.
	Rural Street 2-lane Residential Clusters and Agricultural Areas	11-n	varies based on local volume residential requirements street for clusters	25-55	12'	n/a	not recommended outside of residential clusters	5' Required if speed limit is 45 mph or greater	6' in cluster areas	as needed for occupational/agricultural support	n/a	Use FDOT access management standards based on roadway classification

* On use shoulder on rural section unless section is designated as a four lane roadway. Section that are expected to transition from 2-4 lanes will need paved bike lanes in its projected location relative to the four lane cross section

** Unless limited by geographic conditions or previous plans

*** Requires additional ROW

**** As indicated on Parks and Open Space Master Plan

ALL DRIVEWAY SPACINGS AND MEASURED FROM CENTERLINE TO CENTERLINE

Definitions

Gross Developable Acre

The total number of acres within the boundary of a development excluding wetlands and excluding Open Space external to the development.

Mixed-Use Centers

Concentrations of non-residential and higher density residential land uses.

Multi-Modal Transportation System

A network of transportation infrastructure that supports multiple modes of travel, including automobiles, trucks, transit, walking, and biking.

Neighborhood

Neighborhoods are characterized by mix of residential housing and Neighborhood services that include schools, parks, Neighborhood shopping and churches.

Neighborhood Center

The public focal point of a Neighborhood, which may be a combination of parks, schools, public type facilities such as churches or community centers and may include small-scale Neighborhood Oriented Commercial Uses.

Neighborhood Oriented Commercial Uses

Retail or office land uses that serve the daily needs of residents of the Neighborhood in which it is located.

Net Residential Acre

The number of acres within the boundary of a development excluding areas devoted to Open Space, stormwater retention areas, wetlands, Recreational Space, parks and non-residential development.

Public/Civic

A class of land uses that includes government service centers, public parks and Recreational Space, educational institutions, libraries, museums, and religious institutions.

Village

A collection of Neighborhoods around a Village Center.

Village Center

A concentration of development within a Village that includes residential, retail, office, and civic uses (including a park and/or school).

Table S5:
Haines City SAP FLU Amendments: Southwest Sub-Area

Amendment Number	Amendment Acreage	Wetland Acreage	Floodplain Acreage	Upland Acreage ¹	Net Buildable Acreage ²	Adopted FLU	Area Adopted Density/Intensity ³	Area Non-Res Development (du) ⁴	Area Non-Res Development Change (du)	Proposed FLU	Area Proposed Density/Intensity ³	Area Non-Res Development (du) ⁴	Area Non-Res Development Change (du)	Net Area Development Change (du) ⁵
7	29.1	0.0	18.2	0.0	10.9	Residential Low - 1	4 du/ac	116	0	Employment Office	10 du/ac; 70 FAR	17	2	217,566
8	6.3	0.0	1.5	0.0	4.9	Commercial Enclave	.35 FAR	0	96,336	Employment Office	10 du/ac; 70 FAR	8	0	-1,322
9	25.0	0.0	22.2	1.0	2.7	Residential Low - 1	4 du/ac	104	0	Employment Office	10 du/ac; 70 FAR	4	7	53,522
10	11.4	0.0	0.1	0.0	11.3	Residential Low - 4	4 du/ac	45	0	Employment Office	10 du/ac; 70 FAR	18	0	-27
11	16.6	0.0	6.6	8.8	1.7	Residential Low - 4	4 du/ac	66	0	Employment Office	10 du/ac; 70 FAR	2	2	210,417
12	6.6	0.0	0.0	0.0	6.6	Residential Low - 4	4 du/ac	26	0	Commercial Corridor	35 FAR	0	0	-62
13	6.1	0.0	0.0	0.0	6.1	Business Park Center - 1	25 FAR	0	198,618	Commercial Corridor	35 FAR	0	0	80,317
14	85.2	0.4	2.0	3.0	79.8	Residential Low - 4	4 du/ac	339	0	Low Density Residential	4 du/ac	255	1	-174,607
Subtotal	187.2	0.4	98.5	13.8	233.5			689	259,658			395	8	485,845

¹ Upland Acreage is defined as the gross acreage minus wetland, water bodies, and floodplain acreage.

² Net buildable acreage is defined as 80% of the upland acreage.

³ Residential credits are transferred from wetlands at 1 unit/10 acres and floodplain at 1 unit/5 acres.

⁴ Employment Office assumes 20% multi-family residential and 80% non-residential.

⁵ The A/RR category can be built out at 1 du/acre utilizing Polk County's Rural Residential Development process. For this analysis, it is assumed that all A/RR land will be built out at this density.

⁶ Densities in Polk are calculated based on "gross acreage" defined as the total acreage minus natural water bodies.

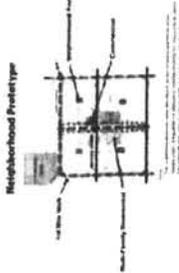


0 0.5 1 2 Miles
 North Arrow

April 14, 2008

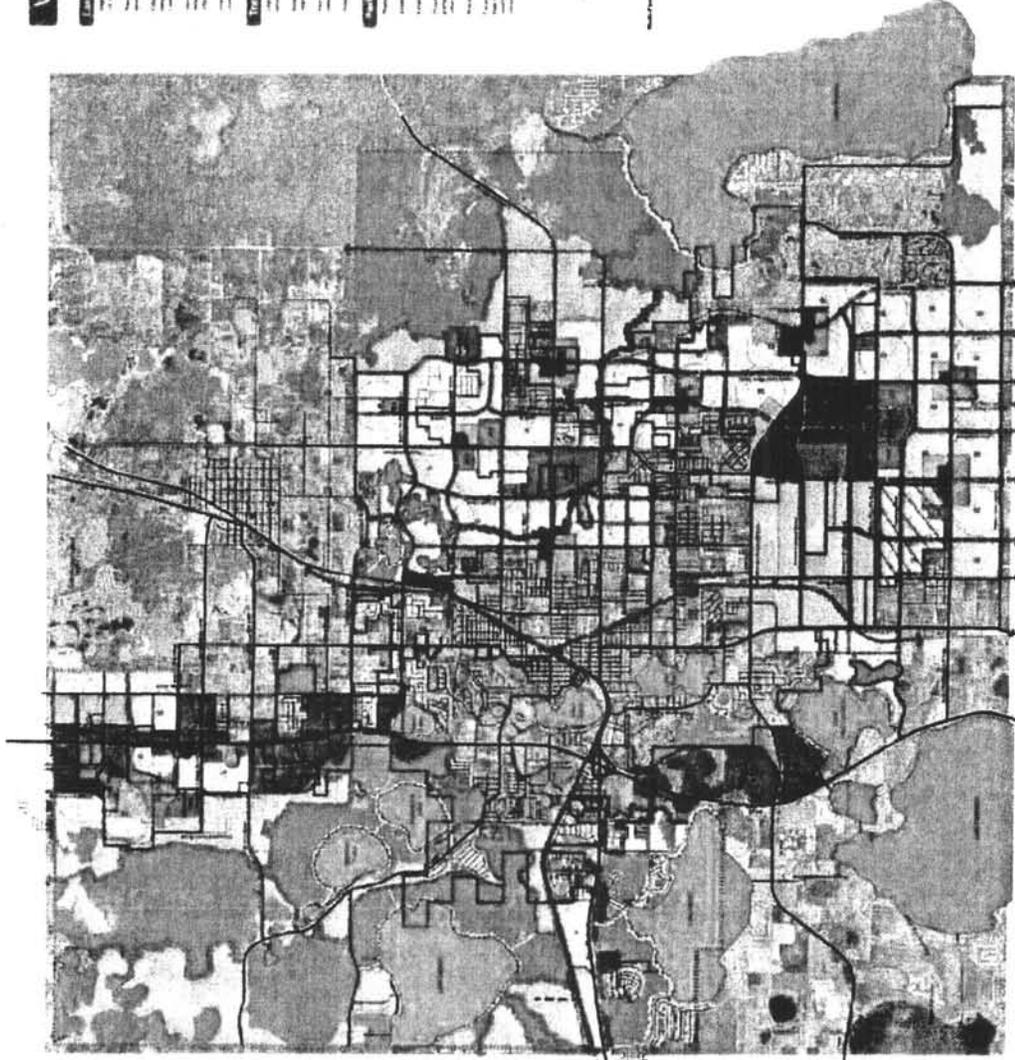
Vision Plan Principles

- 1. Land Use & Form**
 The City of Haines City will encourage a mix of land uses and building forms that create vibrant, walkable communities. The City will support a variety of housing types, including single-family detached, townhomes, multi-family, and accessory dwelling units. The City will encourage higher density and more diverse building forms in areas with high transit potential and near transit stations.
- 2. Transportation**
 The City of Haines City will encourage a mix of transportation modes, including walking, biking, transit, and driving. The City will support a network of sidewalks, bike lanes, and transit routes. The City will encourage transit-oriented development and transit stations.
- 3. Parks & Open Space**
 The City of Haines City will encourage a mix of parks and open space, including parks, trails, and greenways. The City will support a network of parks and open space that provide recreational opportunities and improve the quality of life for residents.



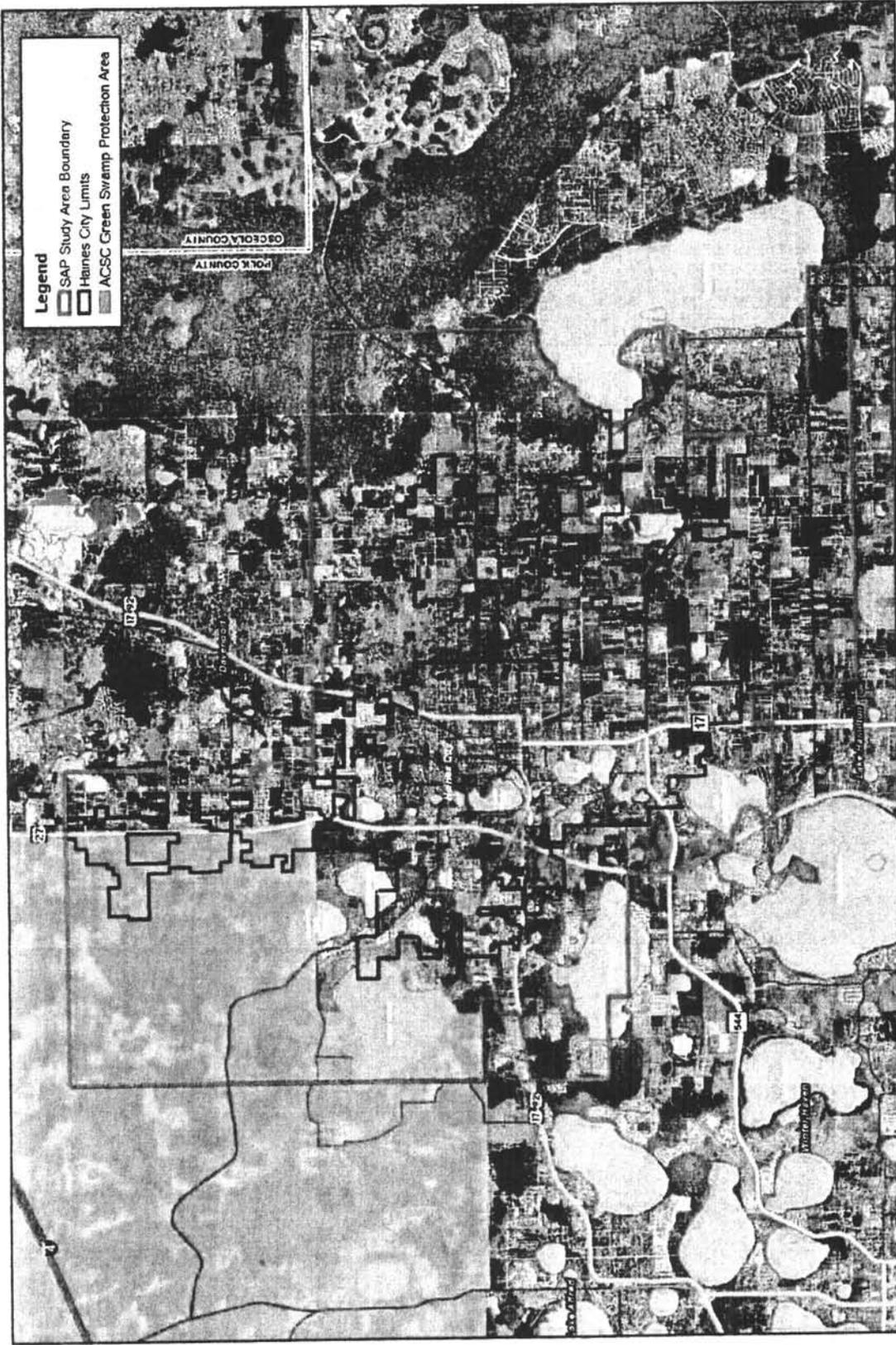
Land Use Legend

[Symbol]	High Density Residential
[Symbol]	Medium Density Residential
[Symbol]	Low Density Residential
[Symbol]	Commercial
[Symbol]	Industrial
[Symbol]	Office
[Symbol]	Public Use
[Symbol]	Open Space
[Symbol]	Water
[Symbol]	Transportation



Vision Plan Framework





Legend

- SAP Study Area Boundary
- Gaines City Limits
- ACSC Green Swamp Protection Area

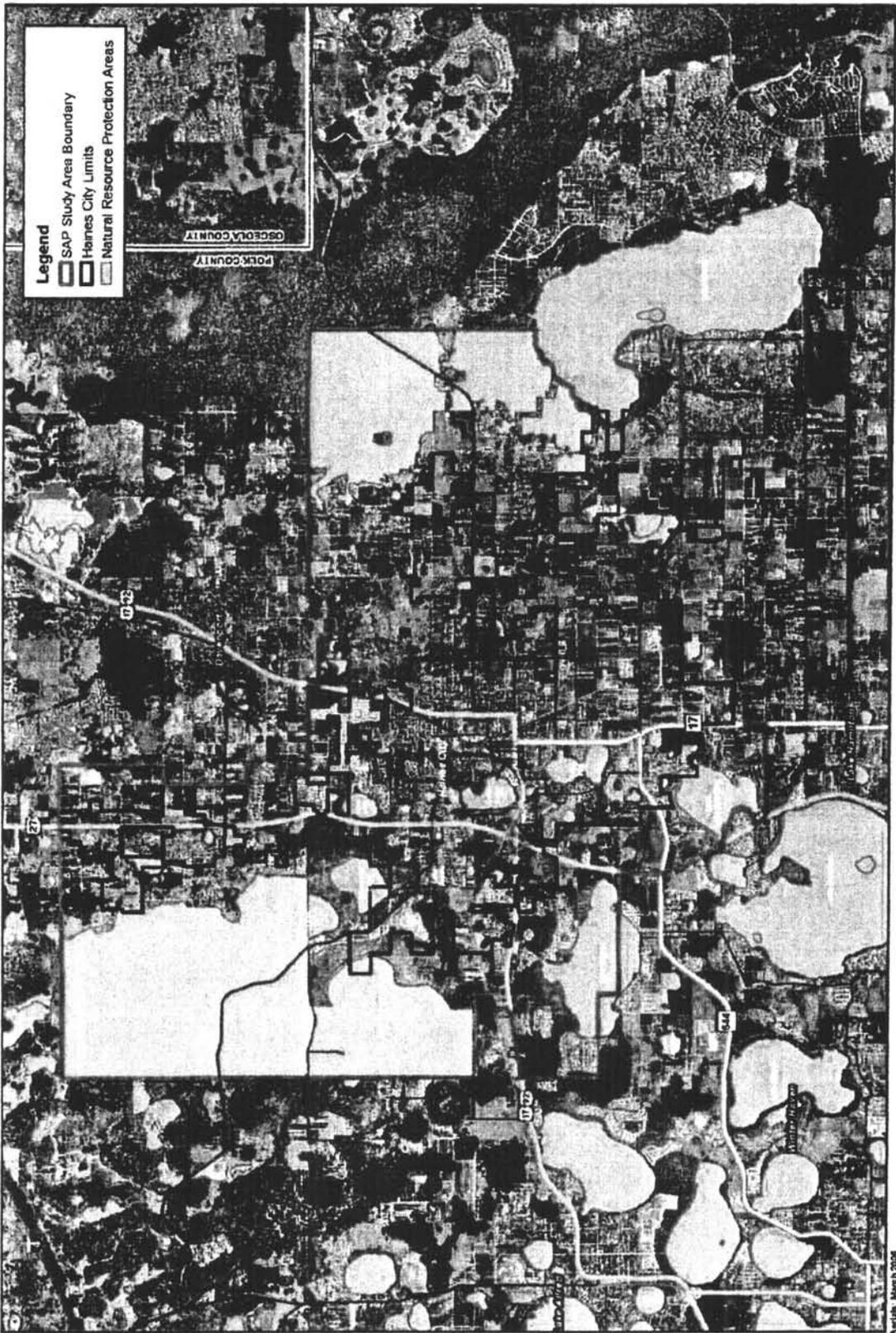
POLK COUNTY
OSCEOLA COUNTY
VOLUSIA COUNTY

Aerial: March 2024

0 0.5 1 2 Miles

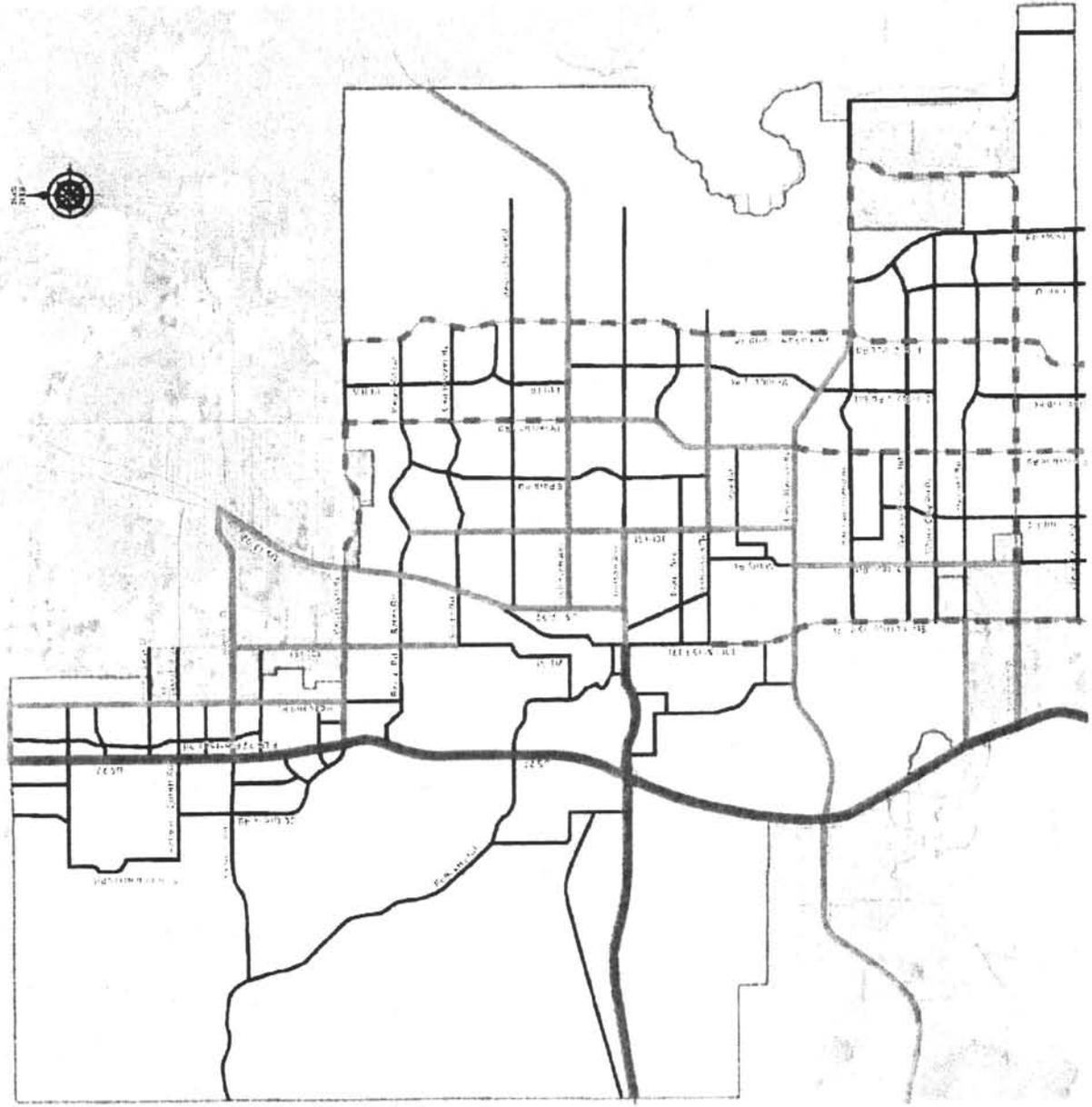


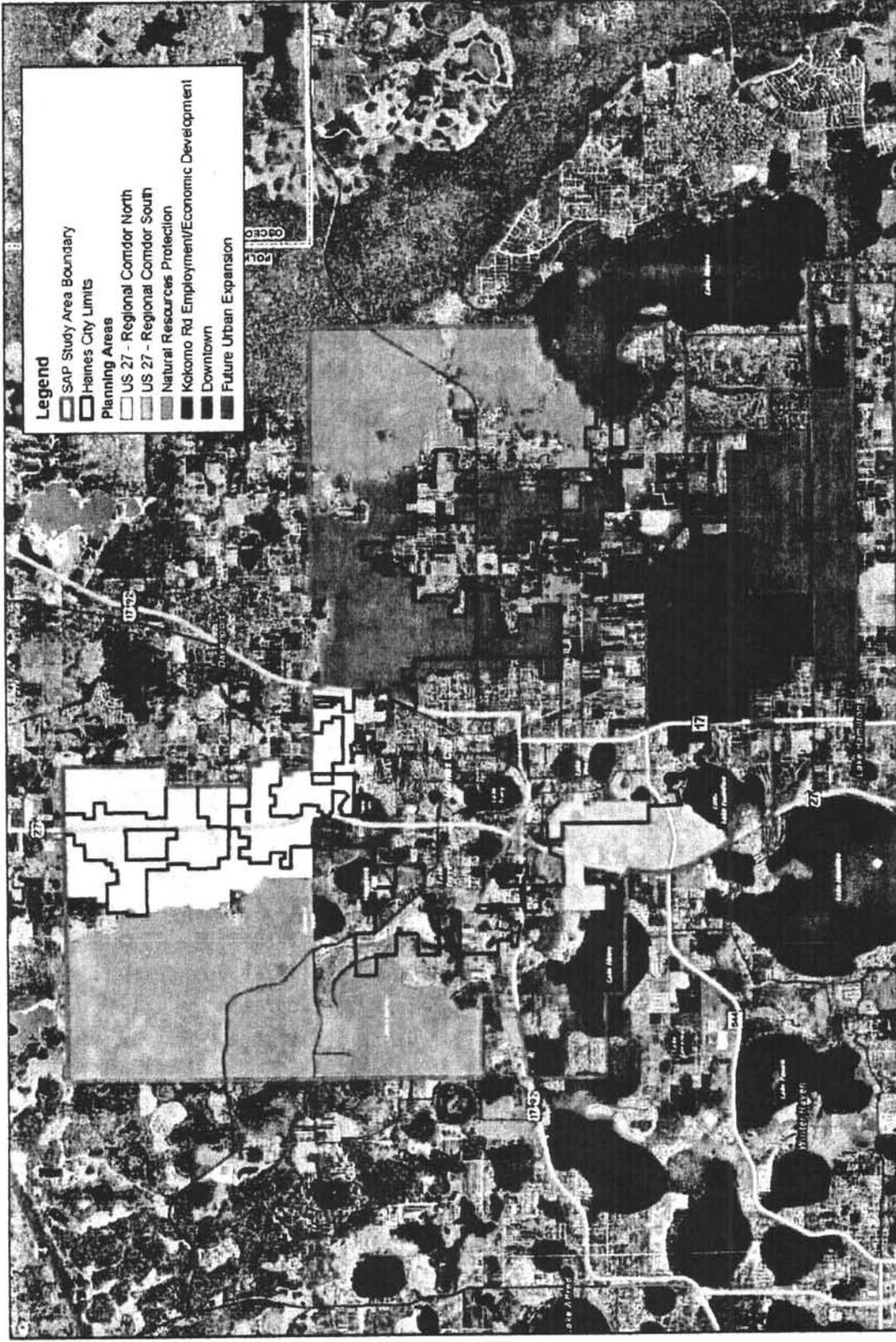
BATTING
 BRONKH
 BUCKER
 BULLIN
 Figure 3
 Green Swamp Area of Critical State Concern
 City Limits



LEGEND

- 6 Lanes
- 4 Lanes
- 2 Lanes
- 2 Lanes with dedicated 4 Lane ROW
- Study Area Boundary

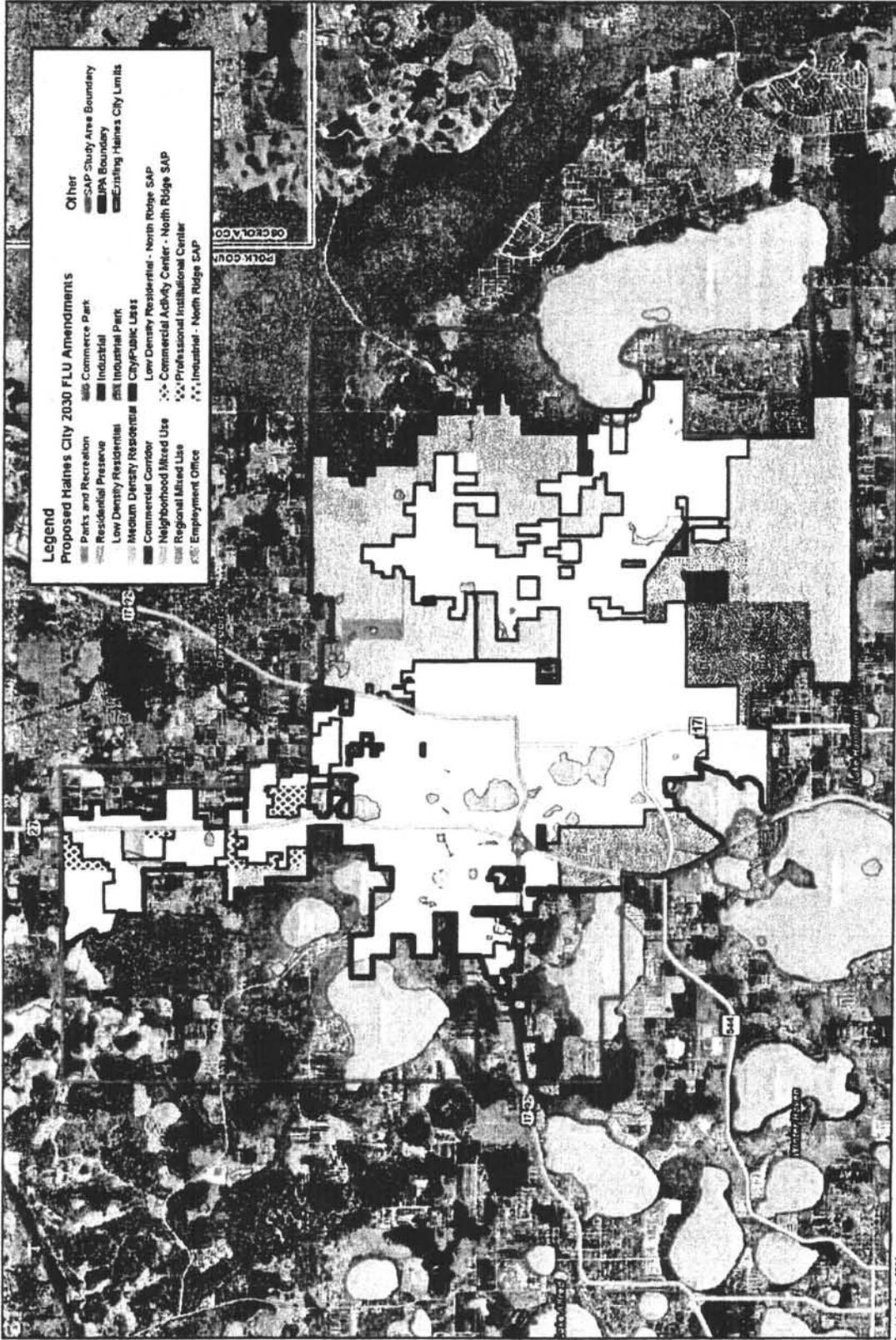




- Legend**
- SAP Study Area Boundary
 - Haines City Limits
 - Planning Areas
 - US 27 - Regional Corridor North
 - US 27 - Regional Corridor South
 - Natural Resources Protection
 - Kokomo Rd Employment/Economic Development
 - Downtown
 - Future Urban Expansion



March, March 2006



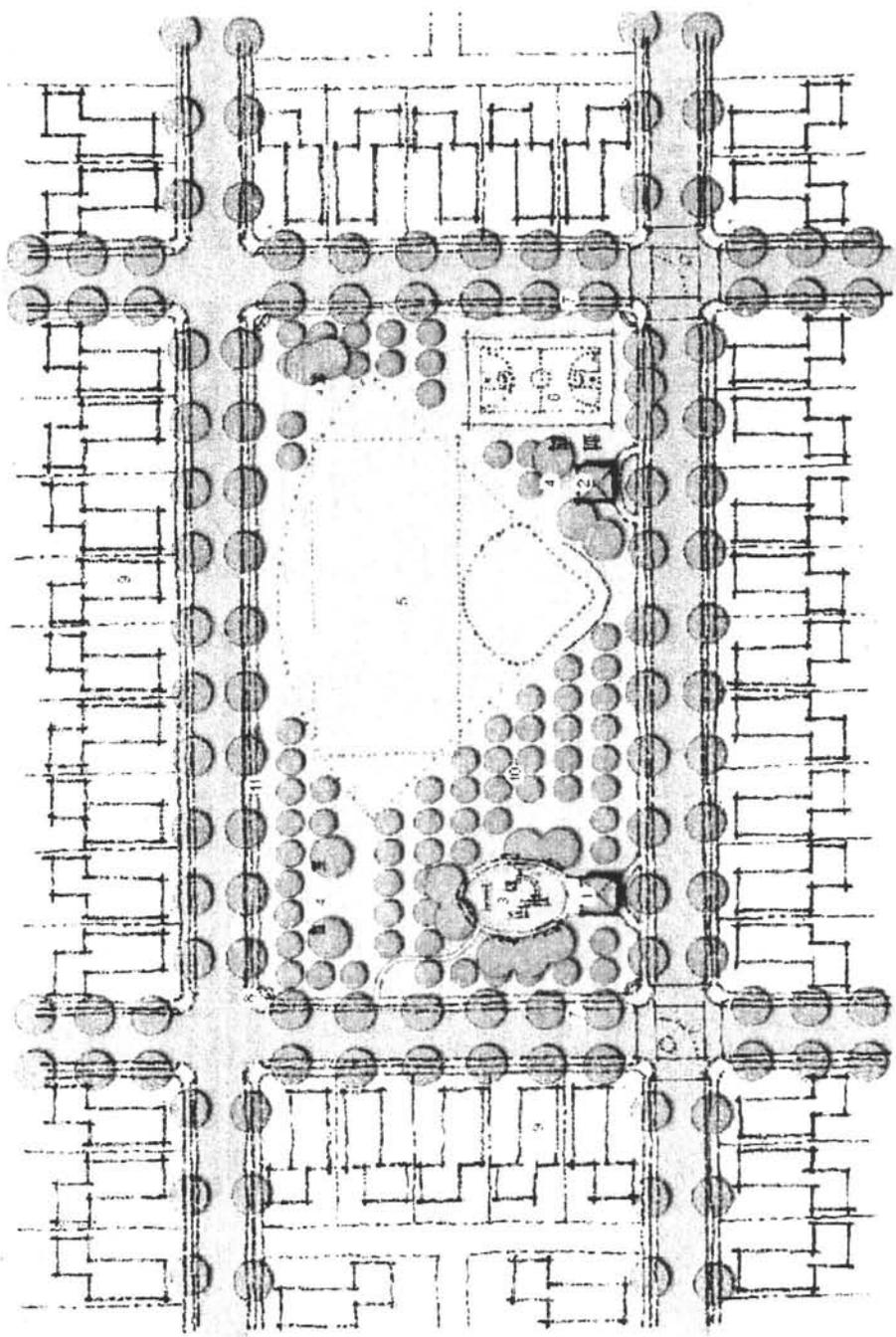
- Legend**
- Proposed Haines City 2030 FLU Amendments**
- Perks and Recreation
 - Residential Preserve
 - Low Density Residential
 - Medium Density Residential
 - Commercial Corridor
 - Neighborhood Mixed Use
 - Regional Mixed Use
 - Employment Office
 - Commerce Park
 - Industrial
 - Industrial Park
 - City-Public Lands
 - Low Density Residential - North Ridge SAP
 - Commercial Activity Center - North Ridge SAP
 - Professional Institutional Center
 - Industrial - North Ridge SAP
- Other**
- SAP Study Area Boundary
 - JPA Boundary
 - Existing Haines City Limits



STAFFING
KIMBERLY
ANDERSON
ARCHITECTS

Figure 8
Joint Planning Area

12/15/08

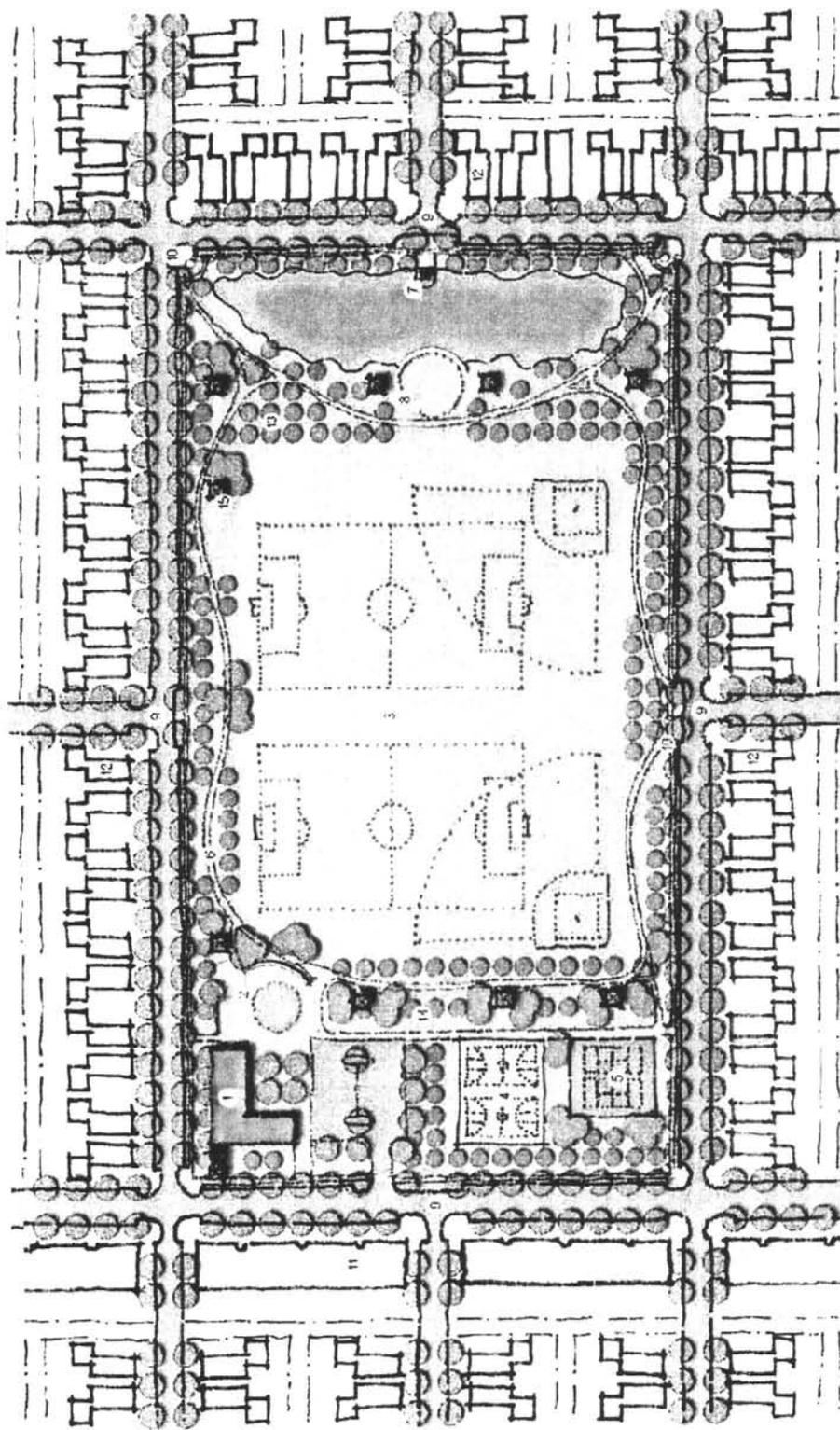


Fulfill the need of nearby residents for passive recreation and non-league sports activities
Size: 4 Acres
Location: 1/4 Mile Service Area

- 1 Pavilion / Restroom
- 2 Shelter
- 3 Playground
- 4 Seating / Picnic Area
- 5 Multi-Purpose Field / Open Space
- 6 Basketball Court / Multi-Purpose Court
- 7 Limited On-Street Parking
- 8 Pedestrian Park Portals
- 9 Single-Family Residential Land Use Facing the Park
- 10 Orange Groves
- 11 Wide Walkways that Tie into Neighborhood Sidewalk Network



N.T.S.

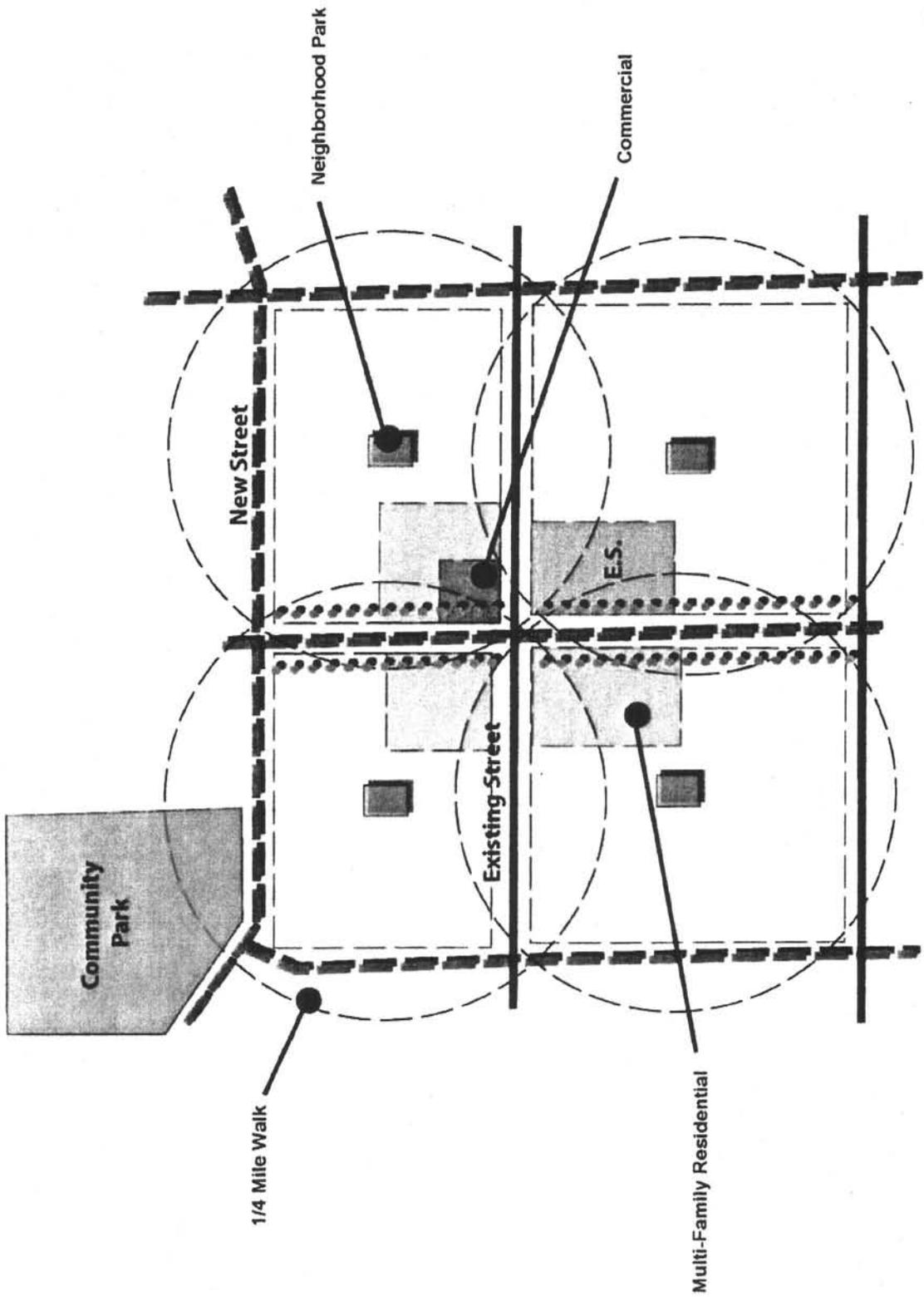


Fulfill the need of nearby residents for passive recreation and non-league sports activities. Include some activities that cannot be accommodated in neighborhood parks.

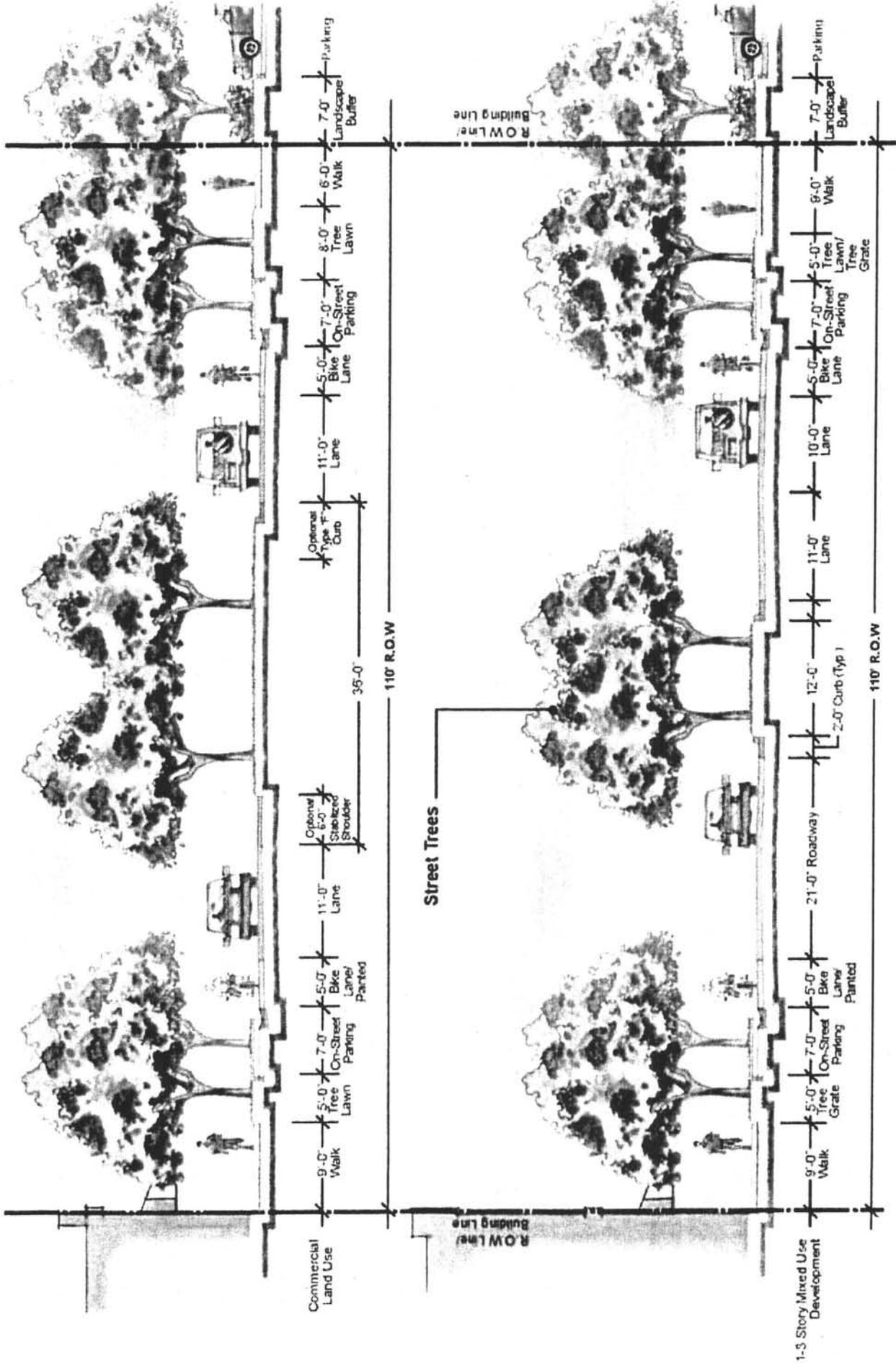
Site: 20-50 Acres
Location: 2 - 3 Mile Service Area

- ① 20,000 - 30,000 sq. ft. Community Center/Activity Building
- ② Splash Play Area and Playground (adjacent to restrooms)
- ③ Multi-Purpose Field/ Open Space
- ④ Basketball Court
- ⑤ Tennis Court
- ⑥ Internal Multi-Purpose Trails connecting to Community Sidewalk Network
- ⑦ Dock / Pier
- ⑧ Plaza/ Amphitheater Stage
- ⑨ Pedestrian Oriented Roadway with On-Street Parking
- ⑩ Pedestrian Park Portals
- ⑪ Multi-Family Residential Land Use Facing the Park
- ⑫ Single-Family Residential Land Use Facing the Park
- ⑬ Orange Groves
- ⑭ Seating and Picnic Arcas
- ⑮ Shelters





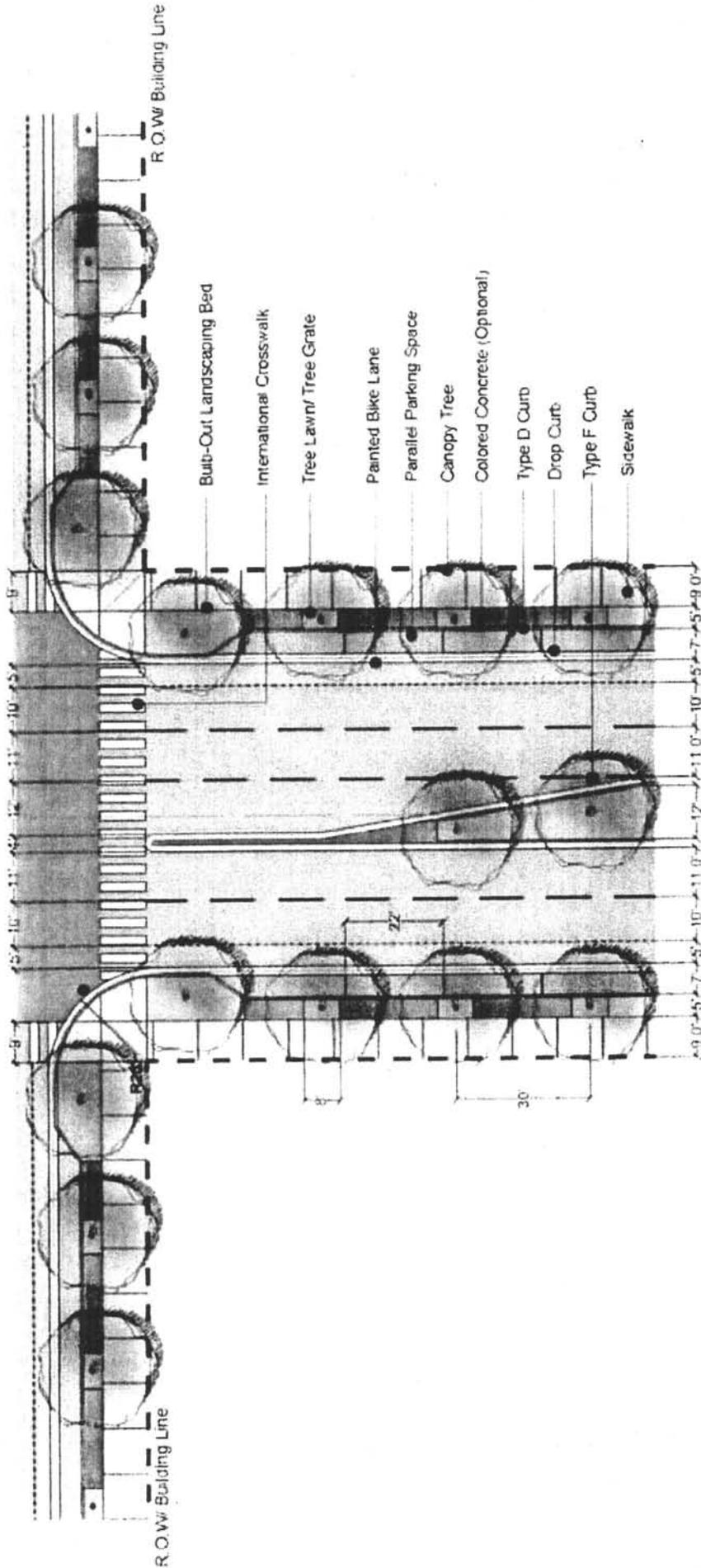
Note
 - The commercial/retail uses are not to scale and are generally sited based upon a location of adjoining neighborhoods for visioning purposes.
 - The number and size of school sites is general for visioning purposes.



Boulevard | Commercial Area
Two-Lane Urban Transitiona Four-Lane Urban Section
 City of Haines City Vision

Figure 11-c

GLATTING ARCHITECTURAL



Boulevard | Commercial Area

Urban Four-Lane Intersection

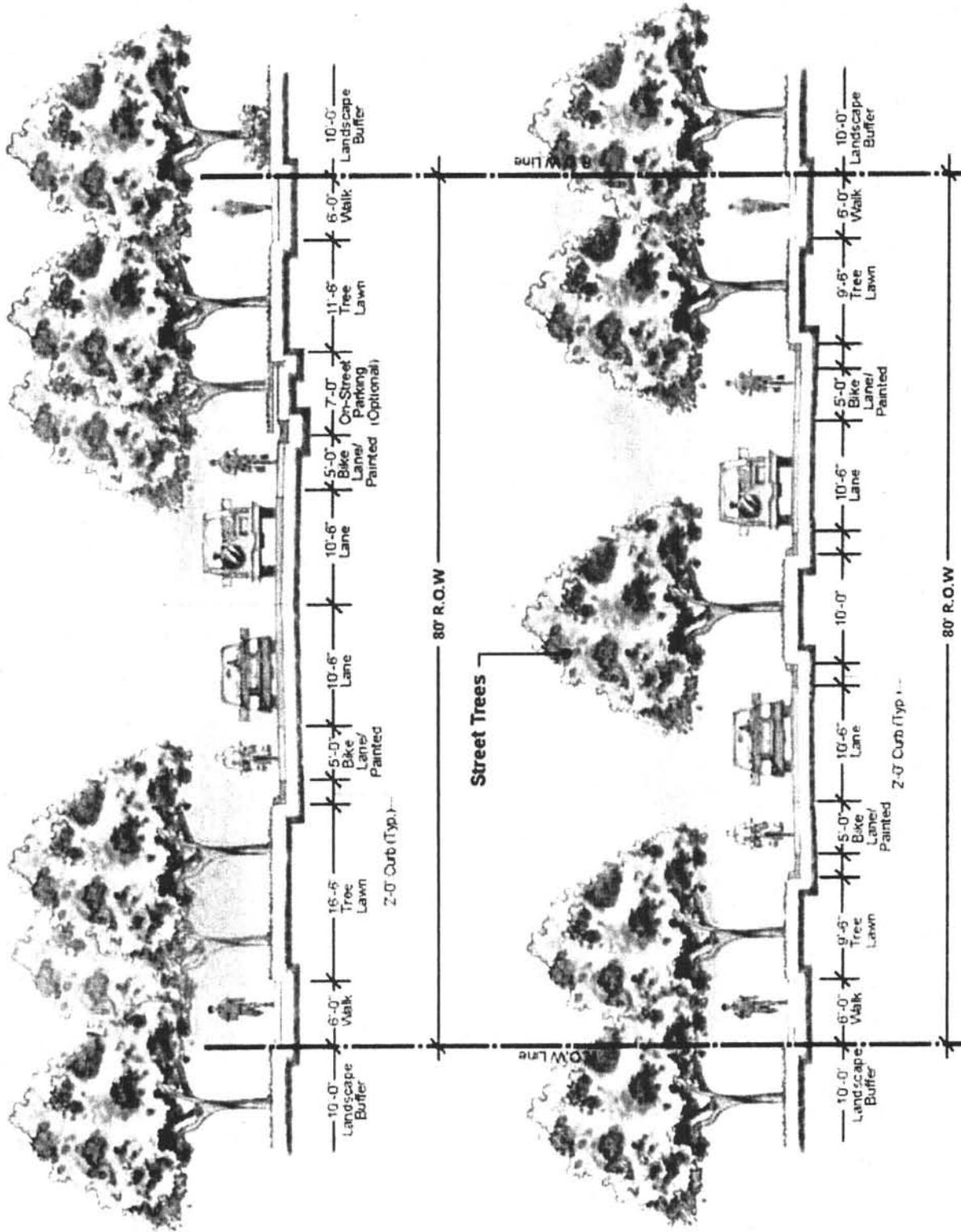
City of Haines City Vision



Figure 11-d

GLATTING ARCHITECTURAL SERVICES





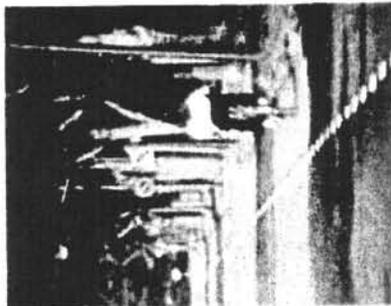
Avenue | Residential Area

Urban Two-Lane Section

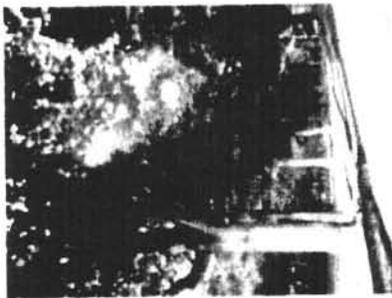
City of Haines City Vision



Figure 11-c



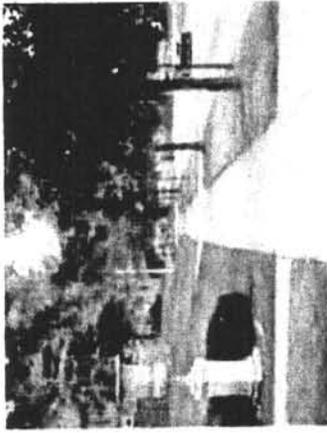
Painted Bike Lane



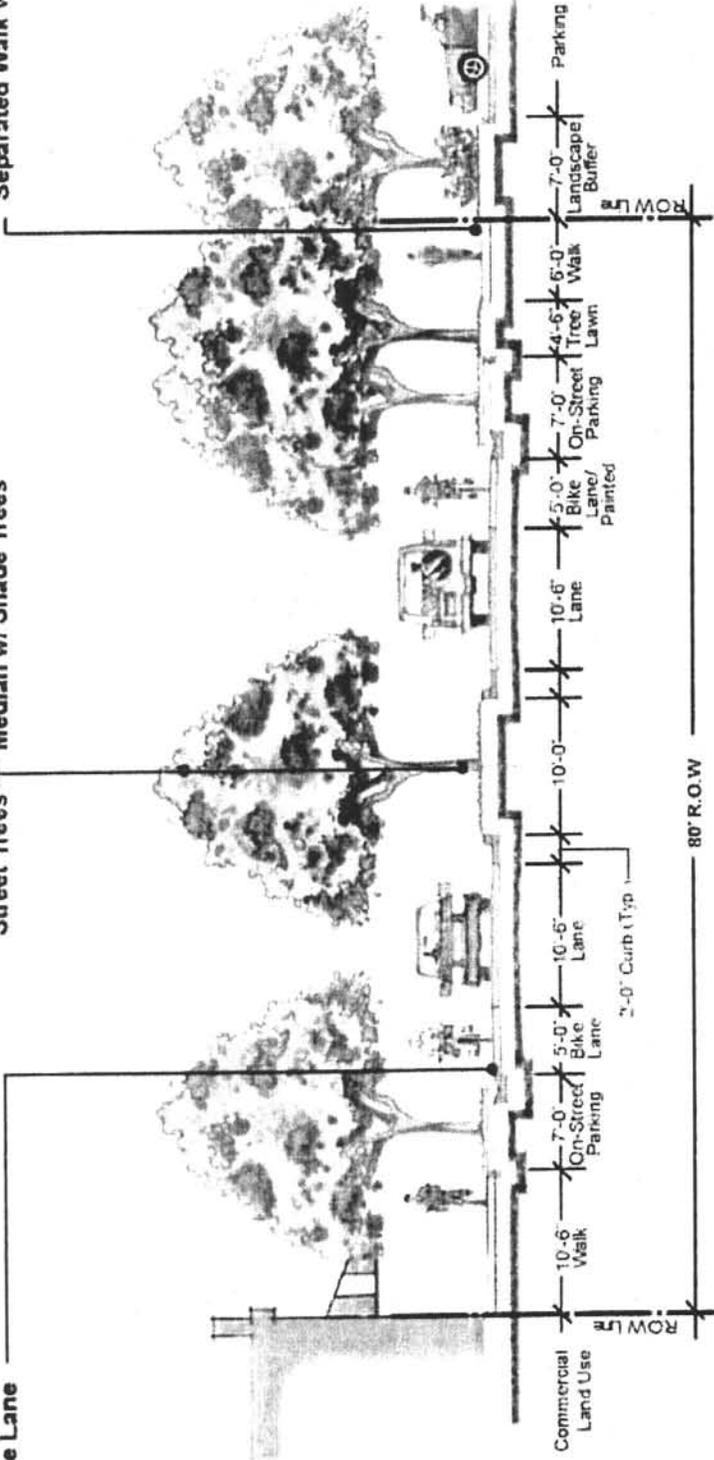
Street Trees



Median w/ Shade Trees



Separated Walk with Shade Trees



Avenue | Commercial Area

Urban Two-Lane Section

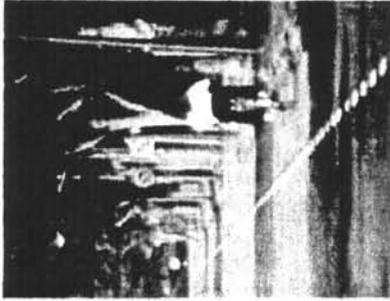
City of Haines City Vision



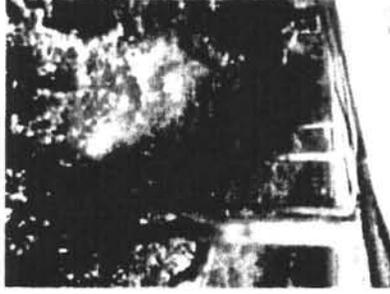
Figure 11-4

GLATTING ARCHITECTURAL INC.

Scale: 1" = 10'-0"



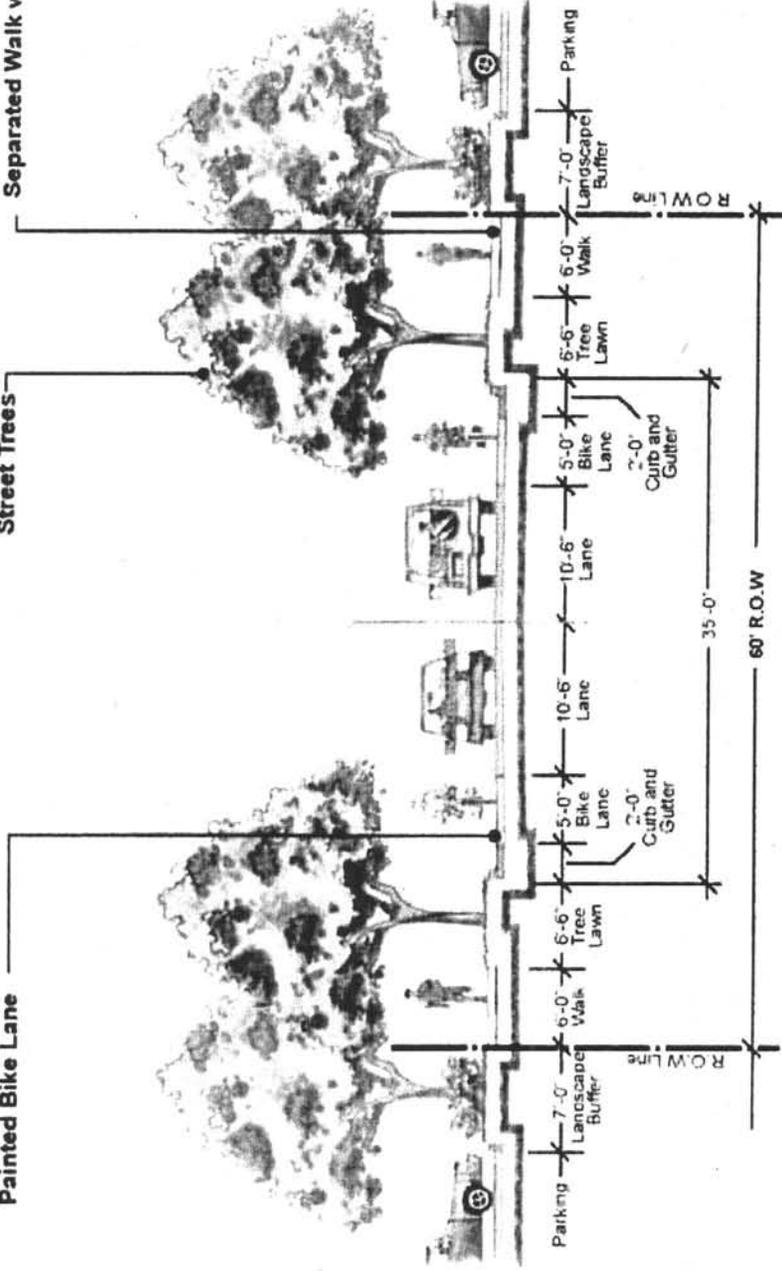
Painted Bike Lane



Street Trees



Separated Walk with Shade Trees



Avenue | Commercial Area

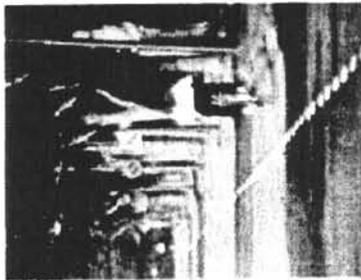
Urban Two-Lane Section with Off-Street Parking

City of Haines City Vision

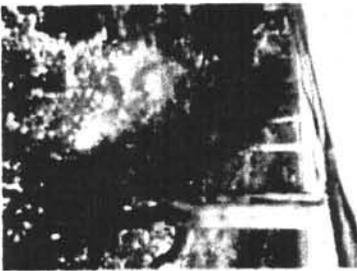
Figure 11-g

GLATTING CONSULTING ENGINEERS, INC.





Painted Bike Lane



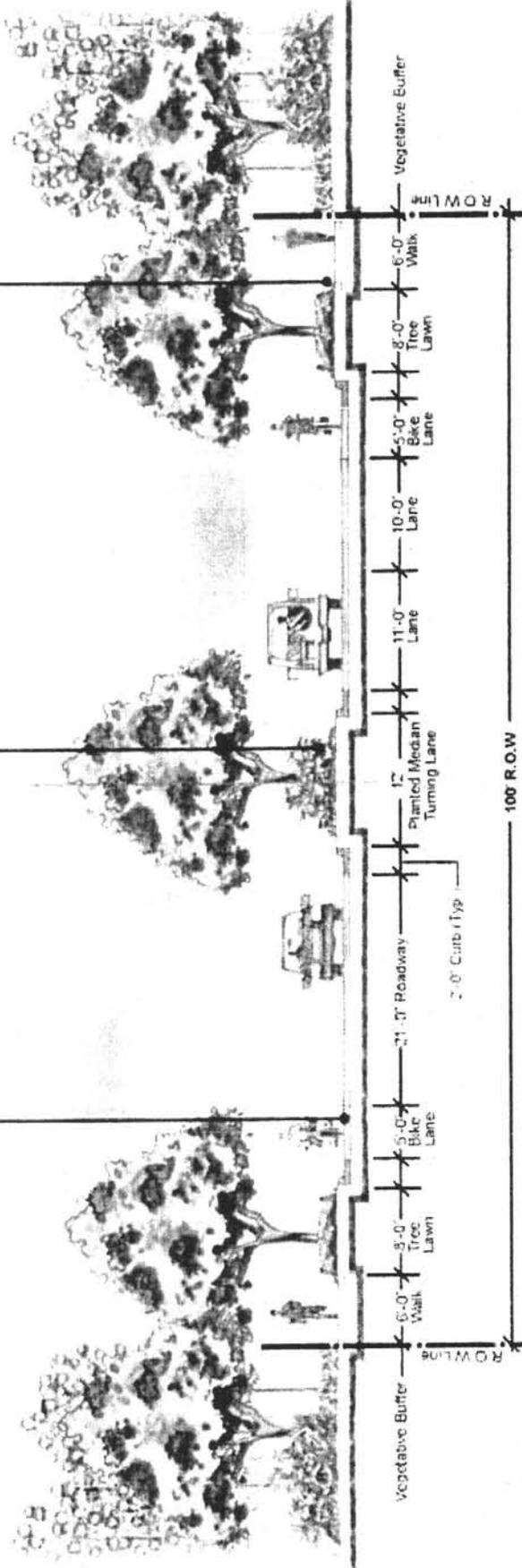
Street Trees



Median w/ Shade Trees



Separated Walk with Shade Trees



Avenue | Residential Area

Urban Four-Lane Divided Section

City of Haines City Vision

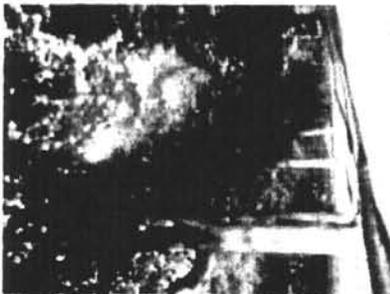
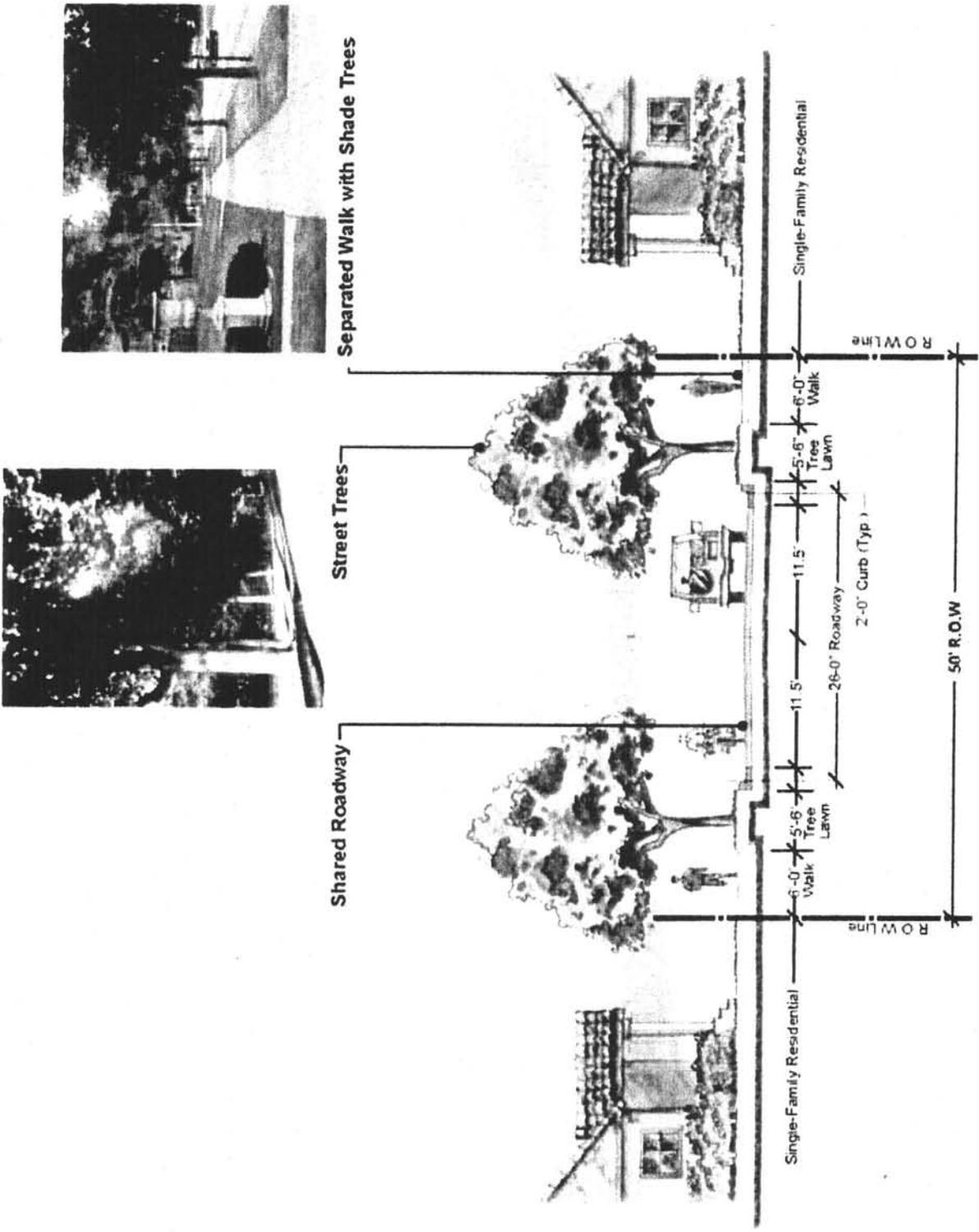


Local Residential Street Single-Family < 1000 vpd

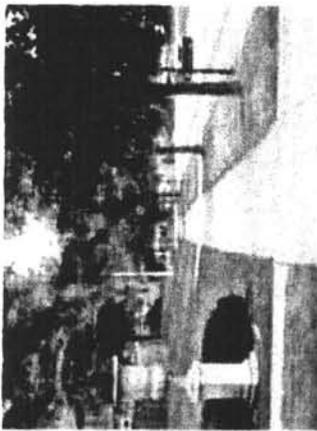
City of Haines City Vision

Figure 11-4

GLATTING ENGINEERS



Street Trees



Separated Walk with Shade Trees

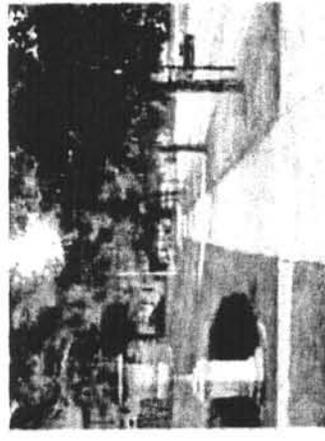
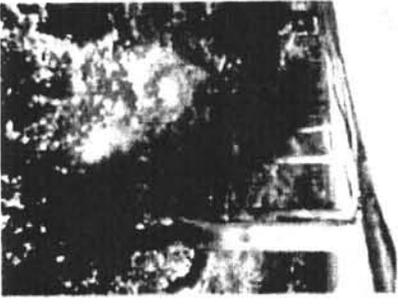
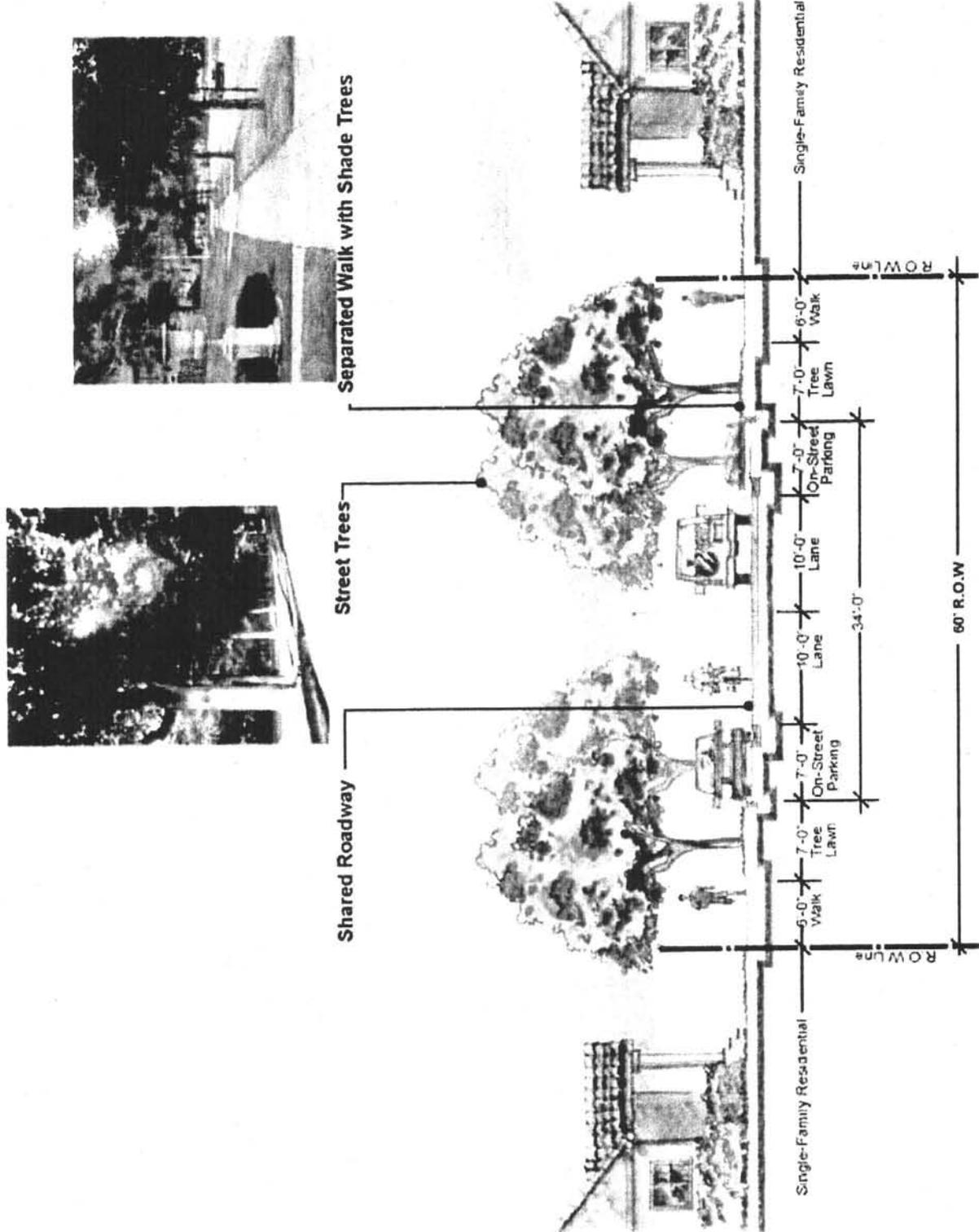


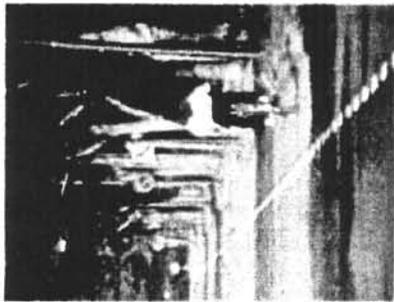
Local Residential Street
Single-Family > 1000 vpd

City of Haines City Vision

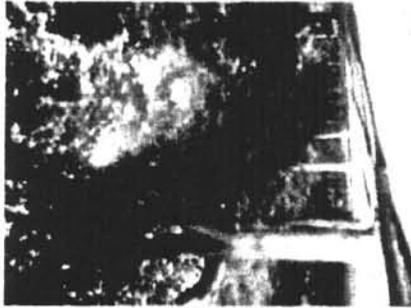
Figure 11-4

GLATTING CONSULTING ENGINEERS, INC.

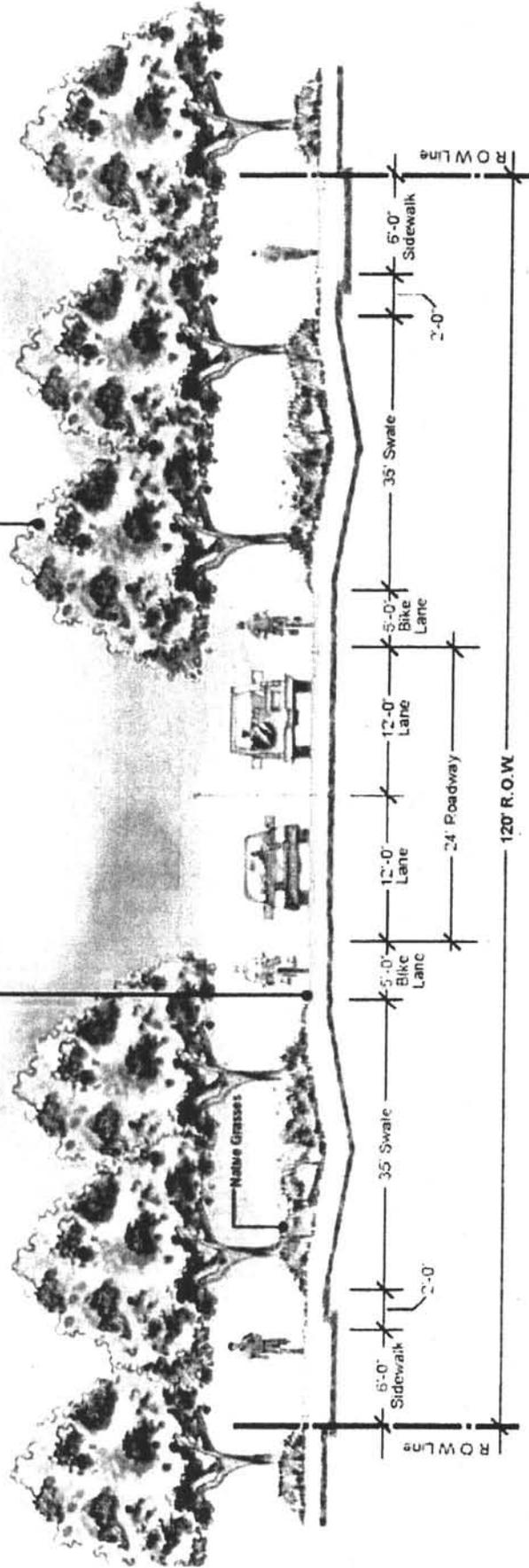




Painted Bike Lane



Street Trees



Boulevard | Residential Rural 2-Lane

City of Haines City Vision

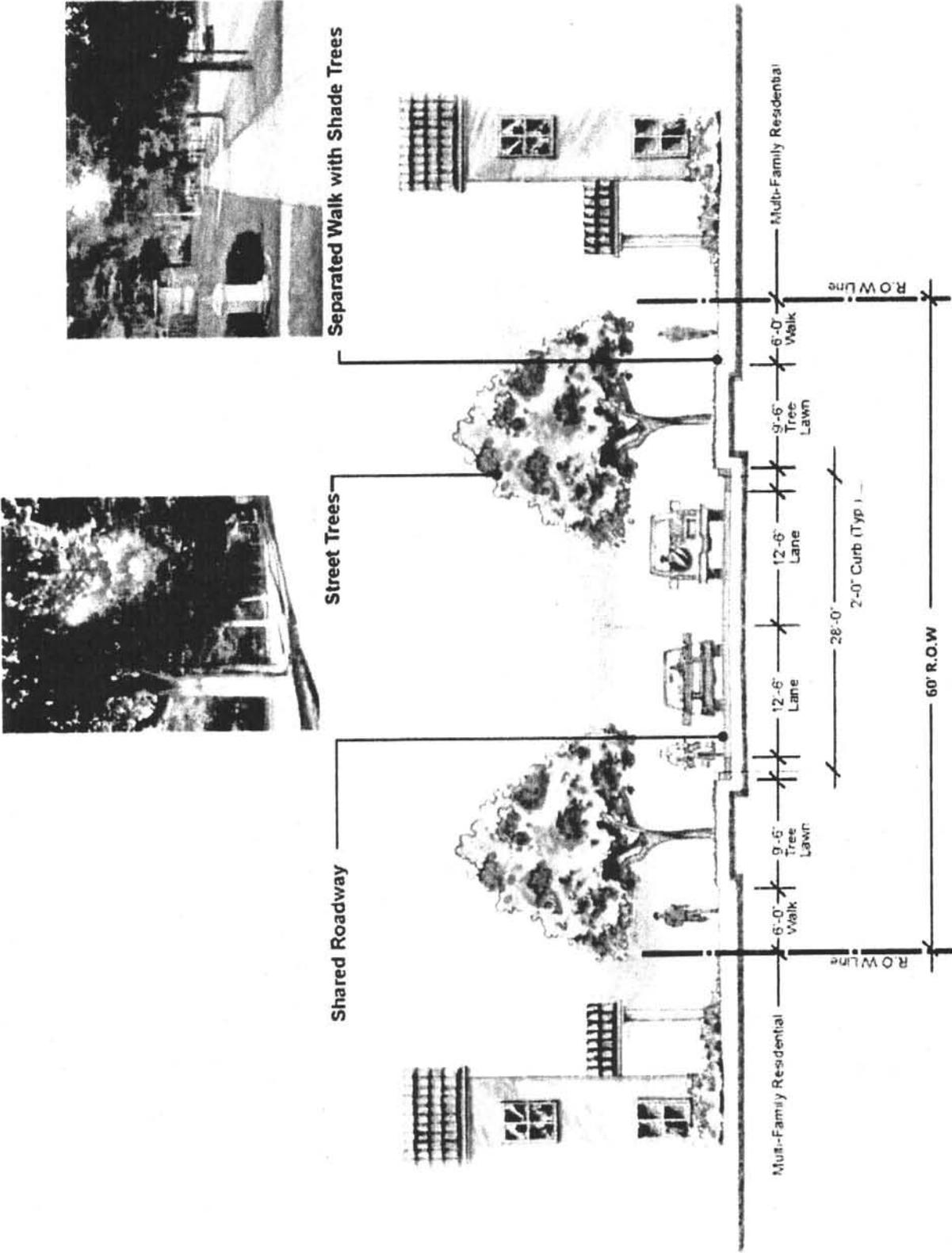


Local Residential Street Multi-Family < 1000 vpd

City of Haines City Vision

Figure 11-k

GLATTING ENGINEERING ARCHITECTS



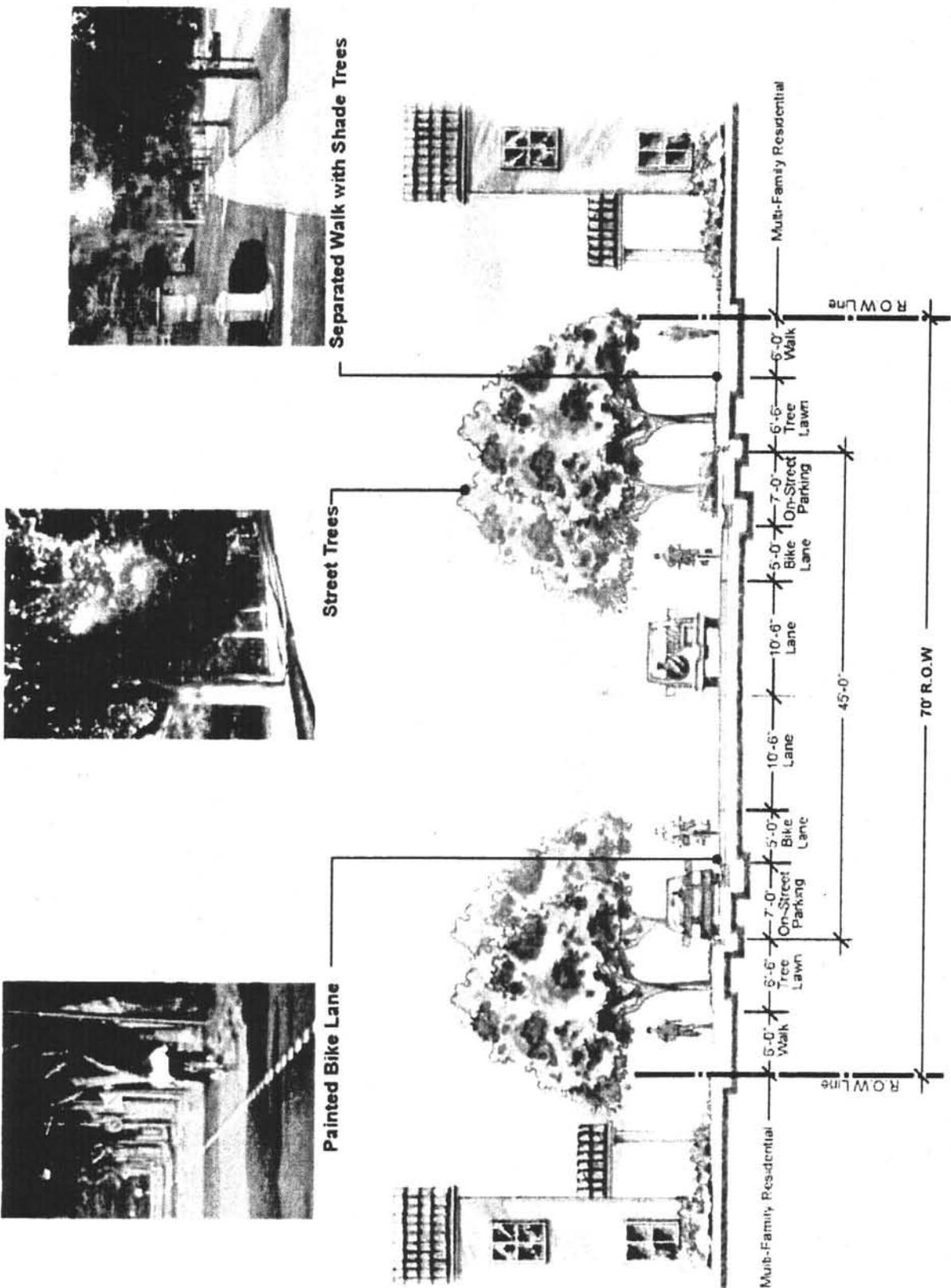


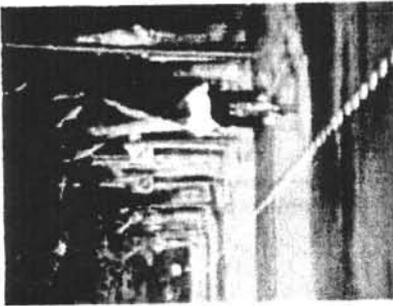
Local Residential Street Multi-Family > 1000 vpd

City of Haines City Vision

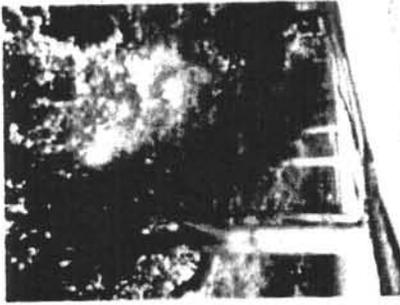
Figure 11-I

GLATTING & ASSOCIATES, INC.

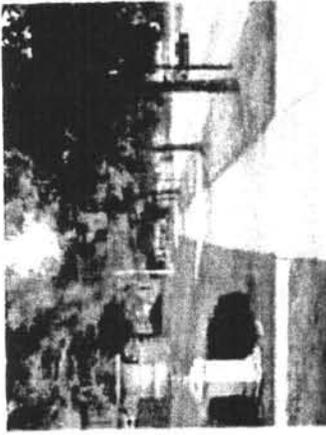




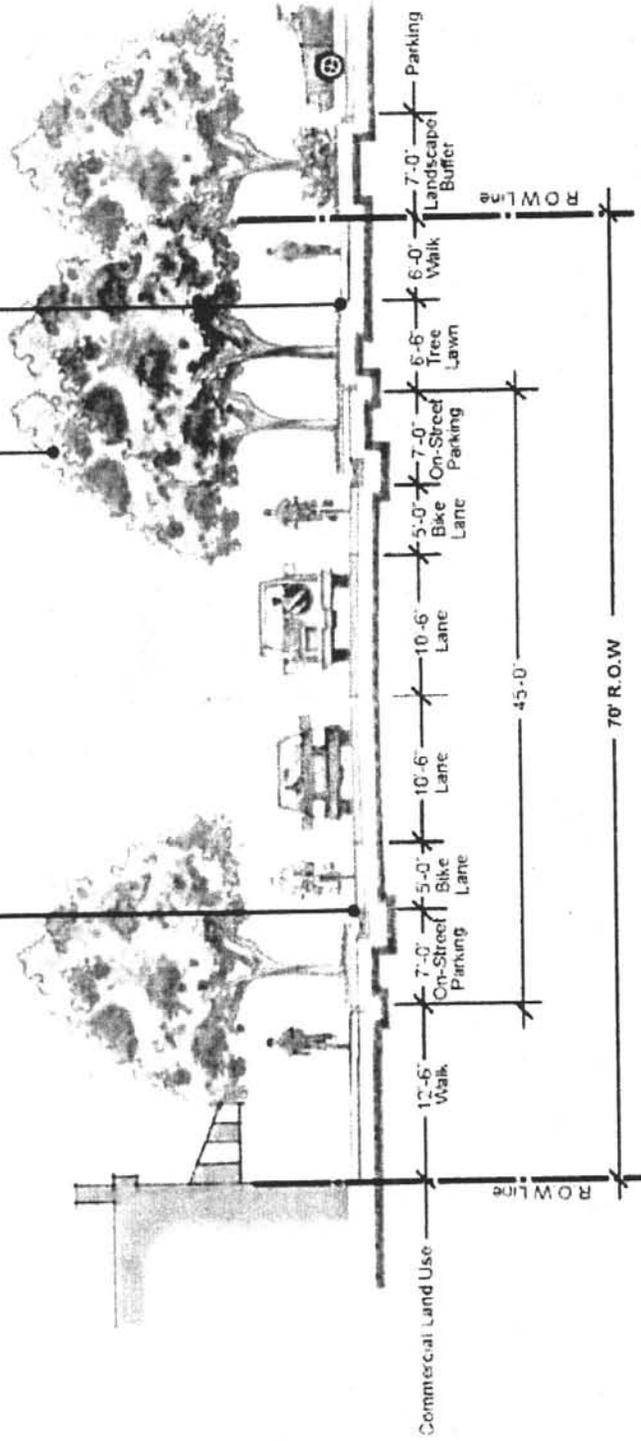
Painted Bike Lane



Street Trees



Separated Walk with Shade Trees



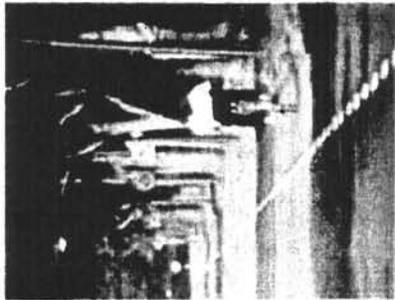
Local Commercial Street Two-Lane Section

City of Haines City Vision

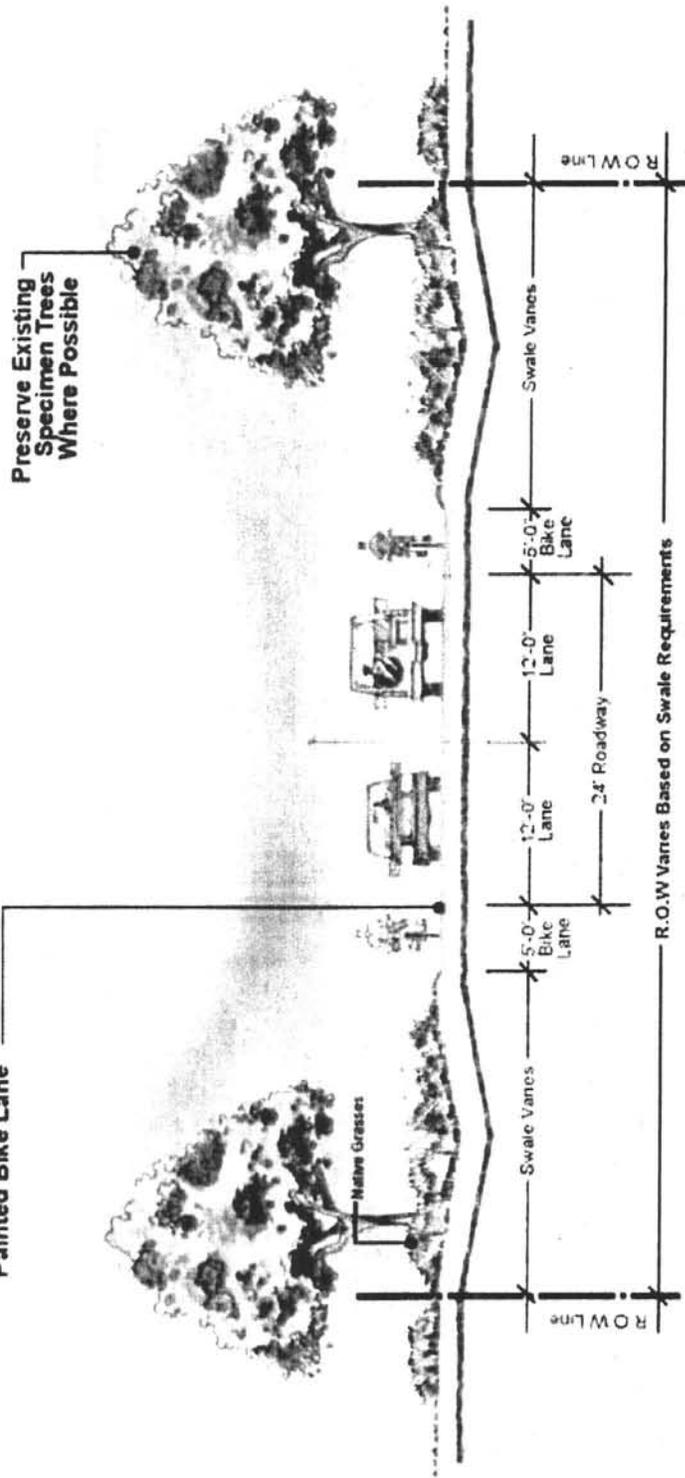
Figure 11-m
11/17/06

GLATTING ARCHITECTURE INC.

Scale: 1" = 10'



Painted Bike Lane



R.O.W Varies Based on Swale Requirements

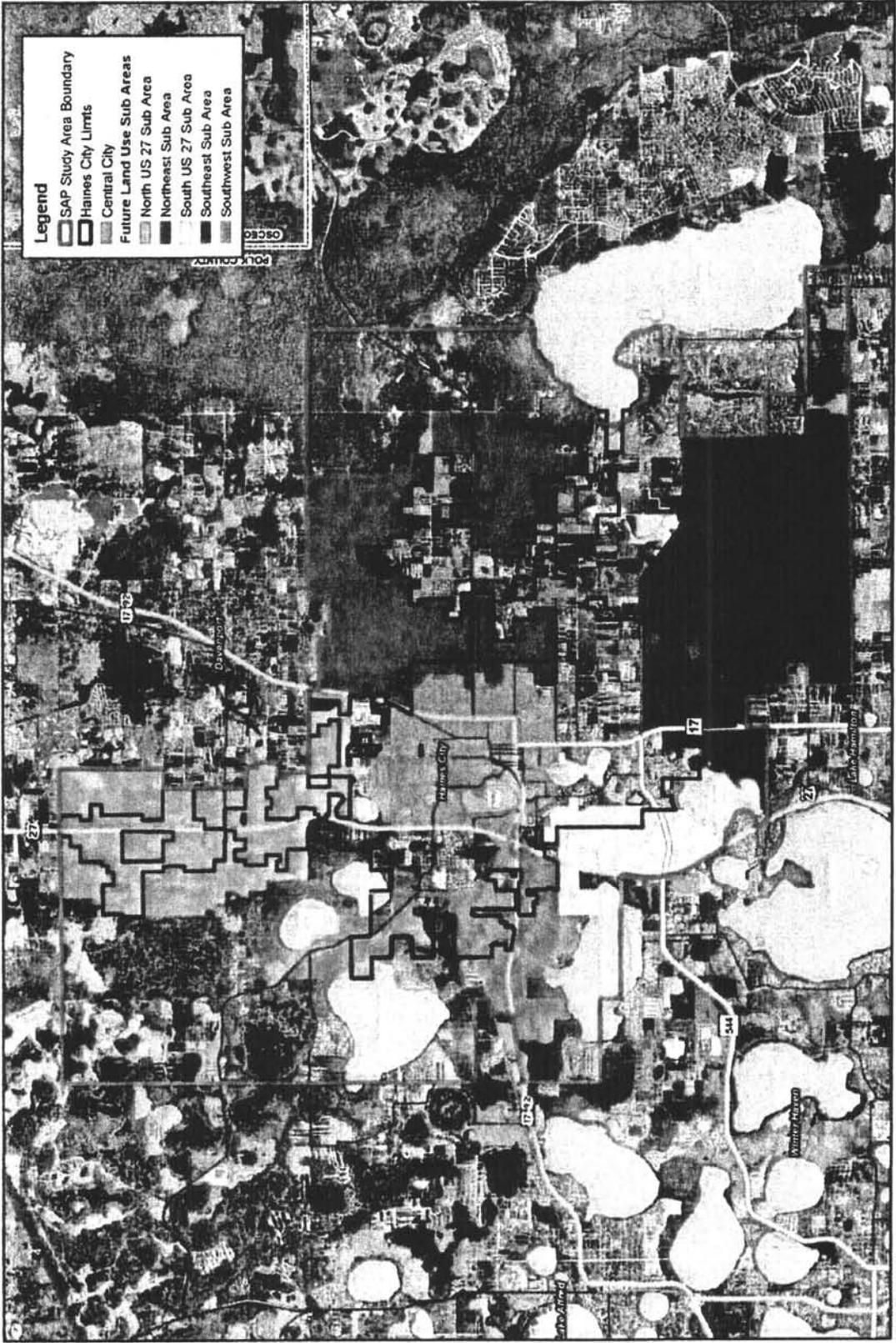


Rural Street Two-Lane Residential Clusters and Agricultural Areas

City of Haines City Vision

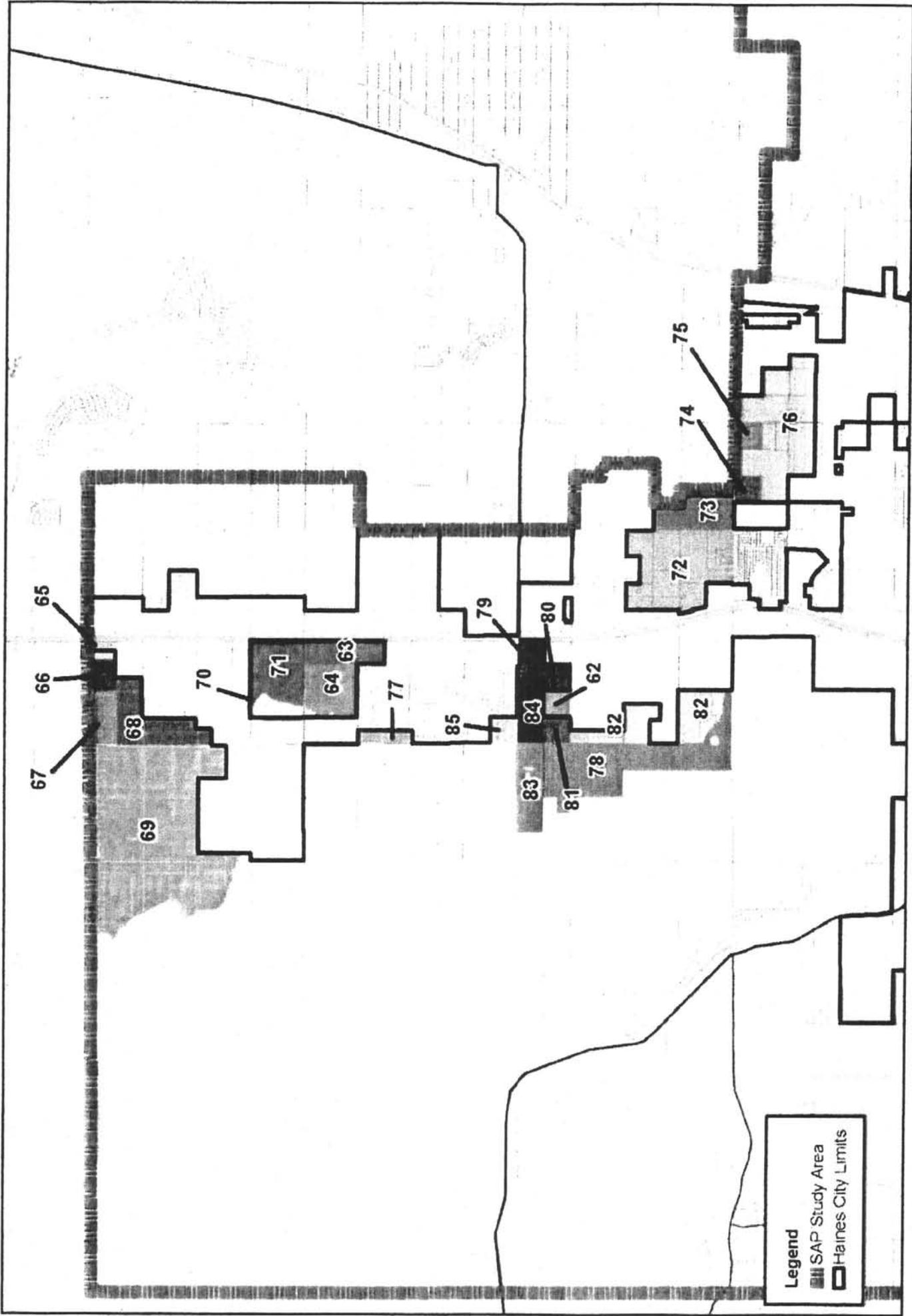
Future Land Use Map Series Appendix

*Hanes City Comprehensive Plan Amendment
Adoption Hearing - December 18, 2008*



Map Date: March 2004

North US 27 Sub-Area



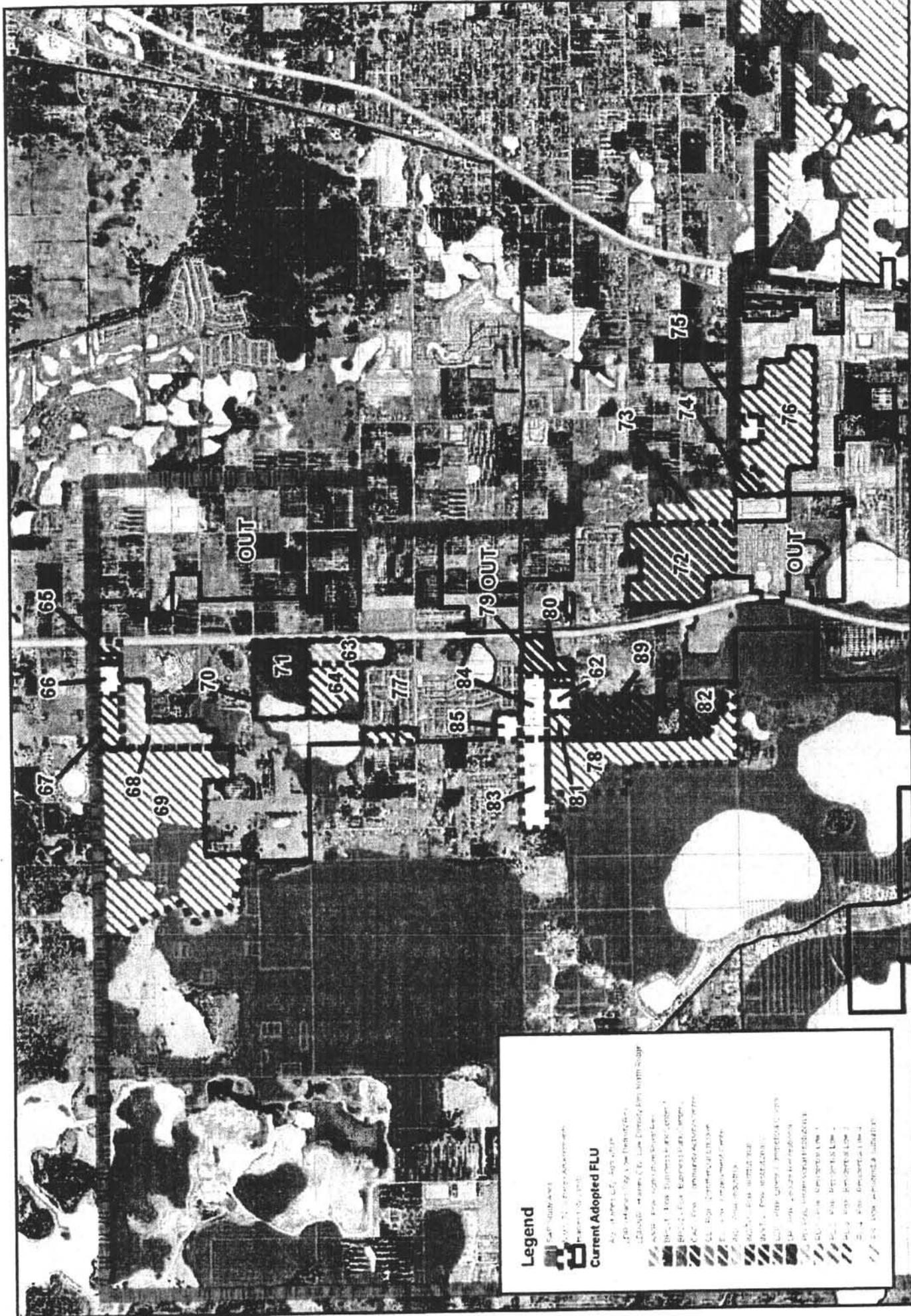
**Haines City Selected Area Plan (SAP)
North US 27 Sub-Area Amendments
Map 2-a**

June 16 2008



Legend

- ▨ SAP Study Area
- ▭ Haines City Limits



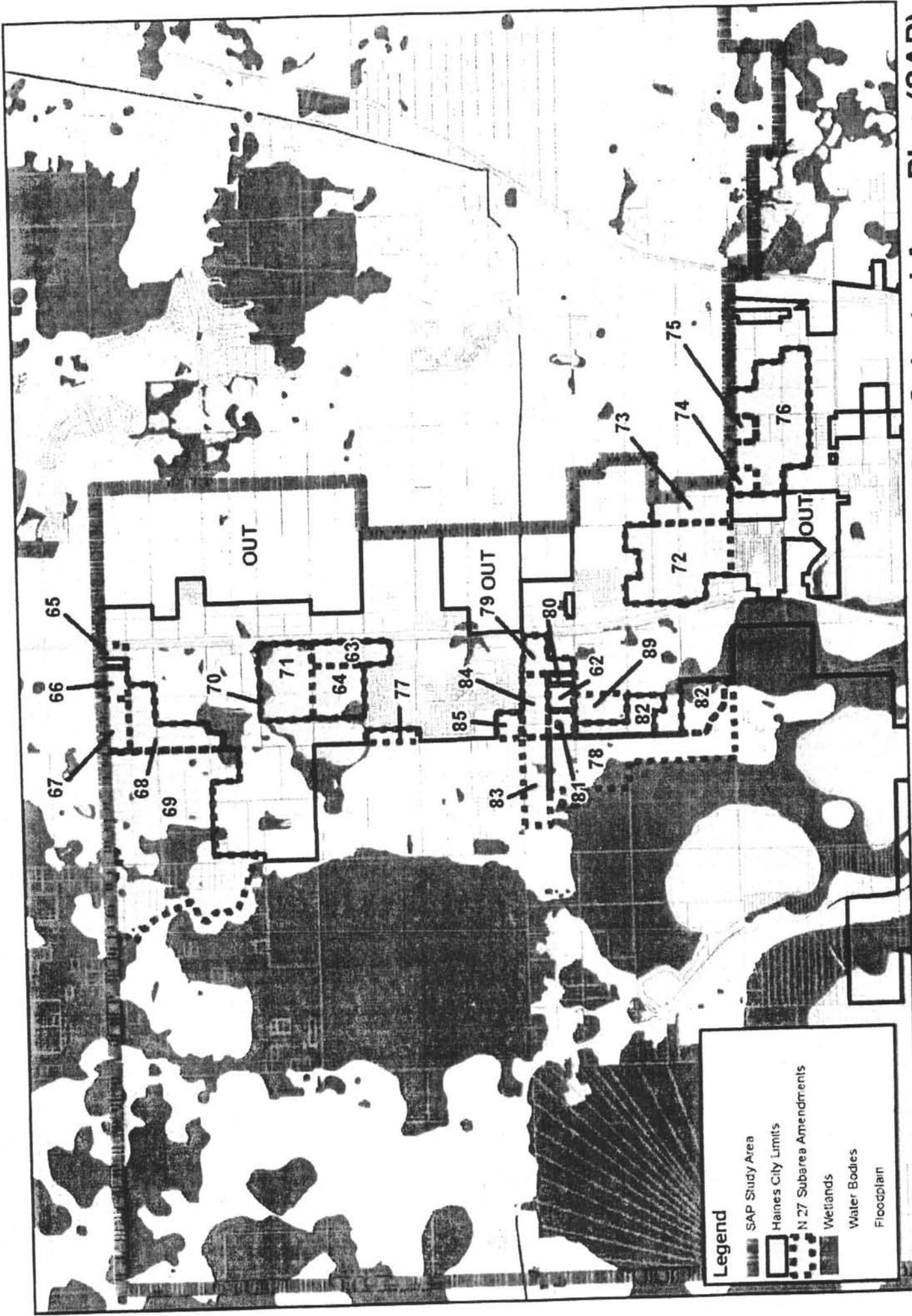
Legend

- City Boundary
- Water
- Wetlands
- Current Adopted FLU**

 - Single-Family Residential
 - Medium-Density Residential
 - High-Density Residential
 - Office/Professional
 - Retail/Community Center
 - Industrial
 - Public Use
 - Agriculture
 - Forest
 - Wetlands
 - Water
 - Other

**Haines City Selected Area Plan (SAP)
 Adopted Future Land Use: North US 27 Sub-Area
 Map 2-b**





Haines City Selected Area Plan (SAP)
Wetlands, Waterbodies, and Floodplain: North US 27 Sub-Area
 Map 2-d

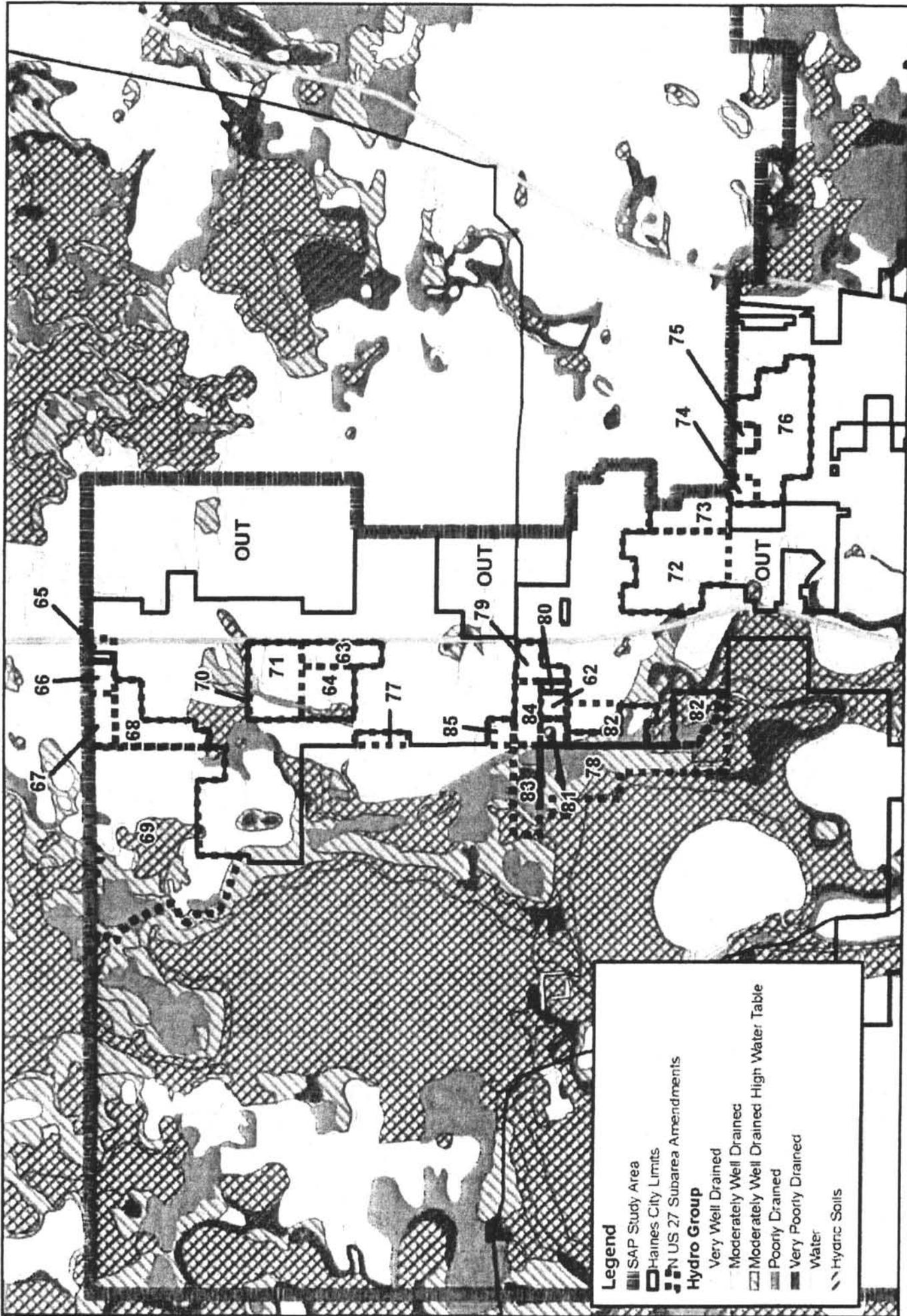
June 16, 2008

Legend

- SAP Study Area
- Haines City Limits
- N 27 Subarea Amendments
- Wetlands
- Water Bodies
- Floodplain

E

0 1,500 3,000 Feet

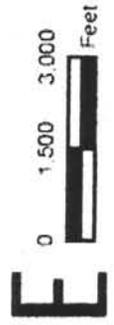


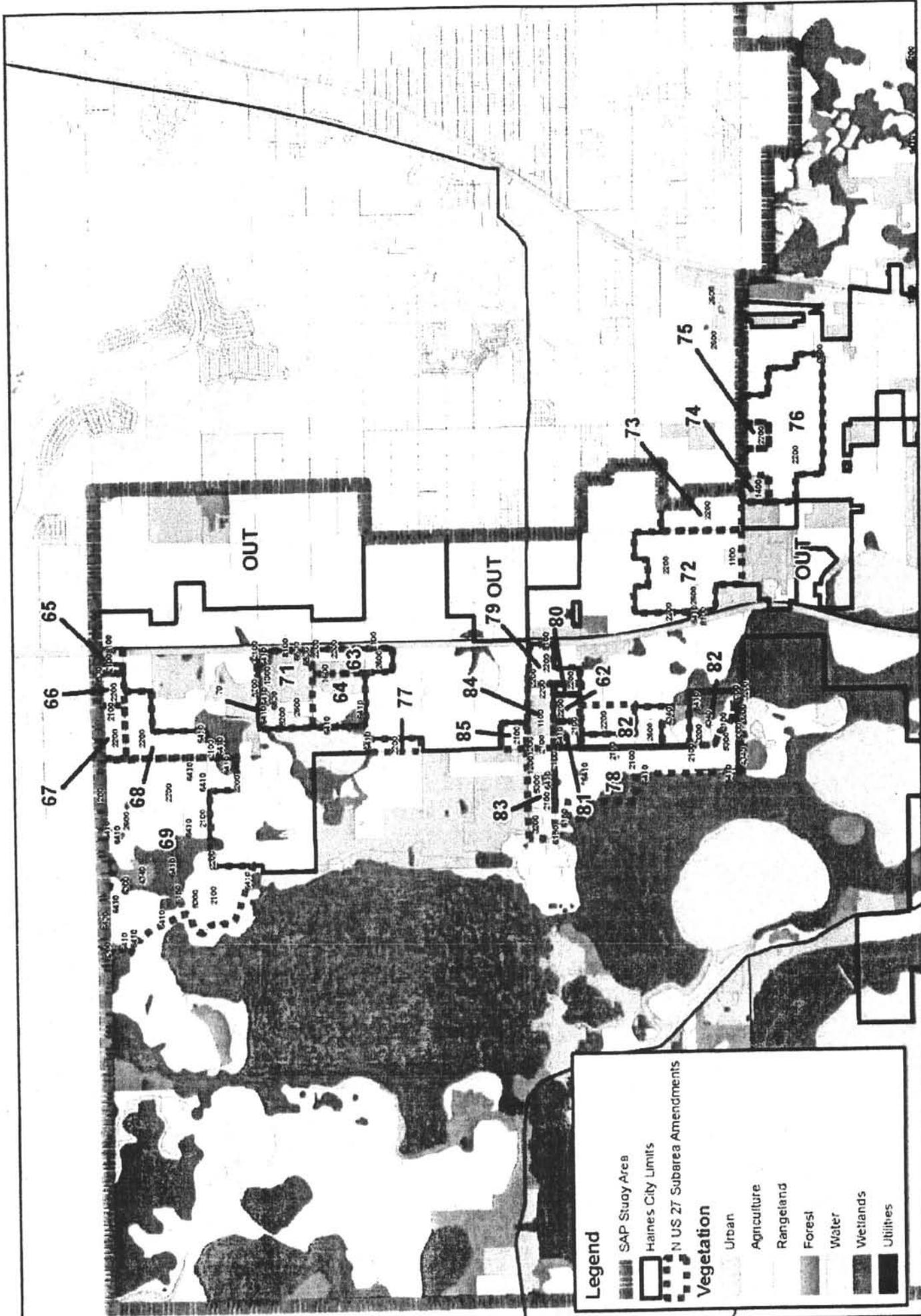
Haines City Selected Area Plan (SAP)
Soils Hydrogroup: North US 27
 Map 2-e

June 16, 2008

Legend

- SAP Study Area
- Haines City Limits
- N US 27 Subarea Amendments
- Hydro Group**
 - Very Well Drained
 - Moderately Well Drained
 - Moderately Well Drained High Water Table
 - Poorly Drained
 - Very Poorly Drained
 - Water
 - Hydric Soils





Haines City Selected Area Plan (SAP)
Vegetation: North US 27 Sub-Area
 Map 2-f

June 27 2008

Legend

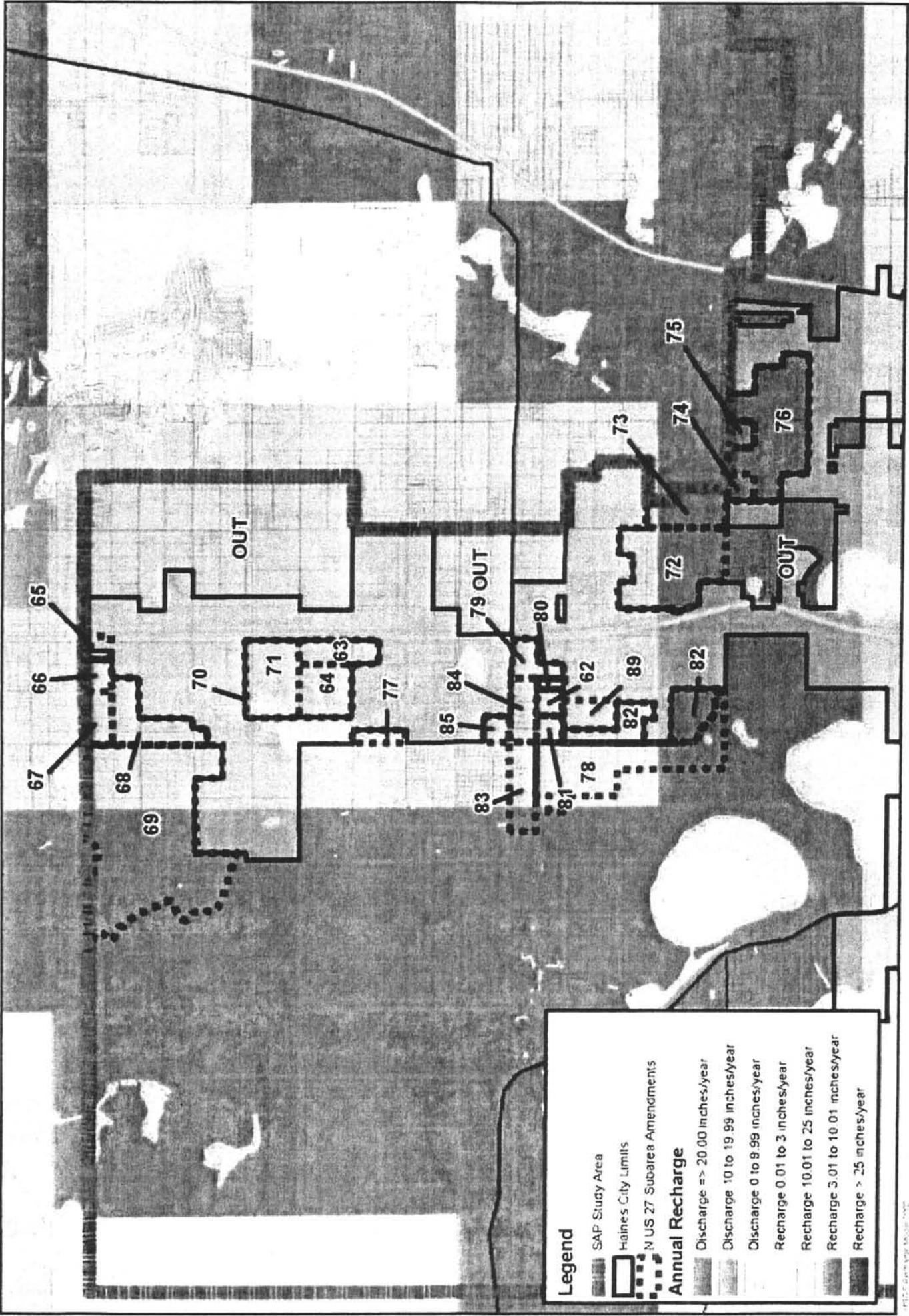
- SAP Study Area
- Haines City Limits
- N US 27 Subarea Amendments

Vegetation

- Urban
- Agriculture
- Rangeland
- Forest
- Water
- Wetlands
- Uplifts



Map 2-f



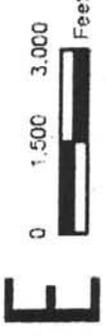
Legend

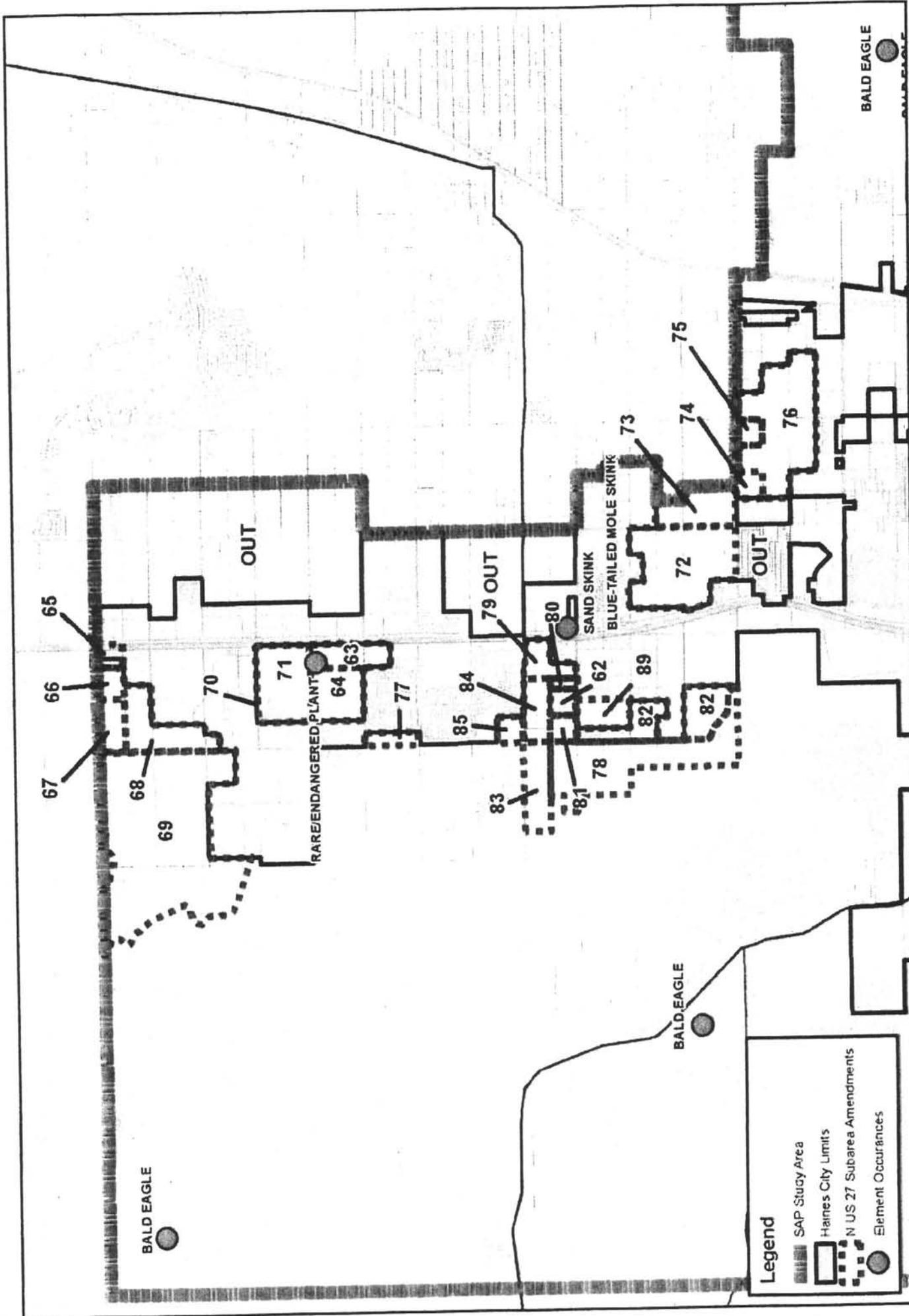
- SAP Study Area
- Haines City Limits
- N US 27 Subarea Amendments

Annual Recharge

- Discharge => 20.00 inches/year
- Discharge 10 to 19.99 inches/year
- Discharge 0 to 9.99 inches/year
- Recharge 0.01 to 3 inches/year
- Recharge 10.01 to 25 inches/year
- Recharge 3.01 to 10.01 inches/year
- Recharge > 25 inches/year

**Haines City Selected Area Plan (SAP)
Recharge Areas: North US 27 Sub-Area
Map 2-i**



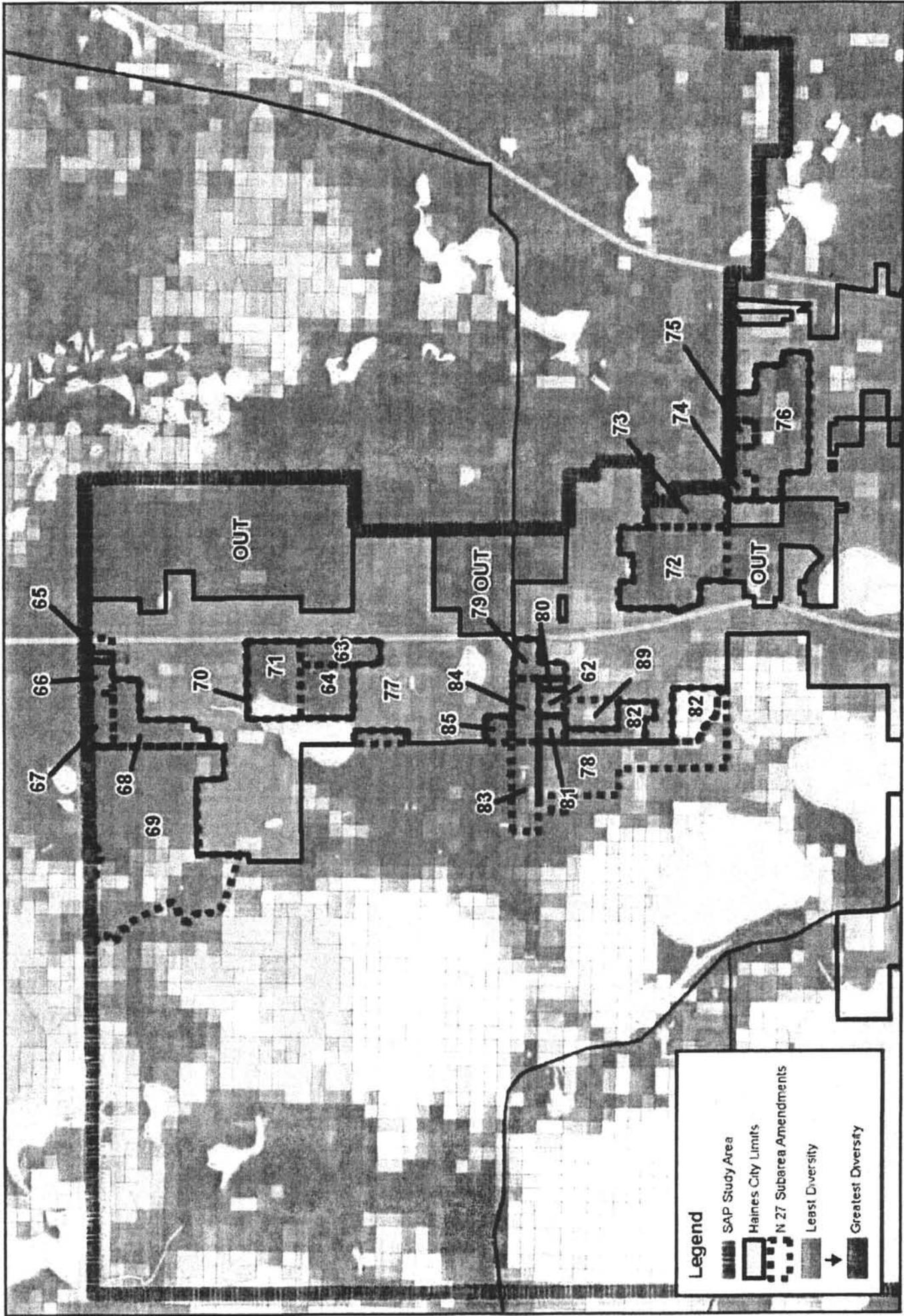


Haines City Selected Area Plan (SAP) Listed Species: North US 27 Sub-Area Map 2-h

June 16, 2008



Map 2-h

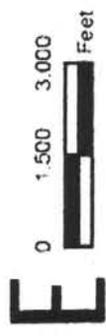


**Haines City Selected Area Plan (SAP)
Biodiversity Hotspots: North US 27 Sub-Area
Map 2-g**

June 16, 2008

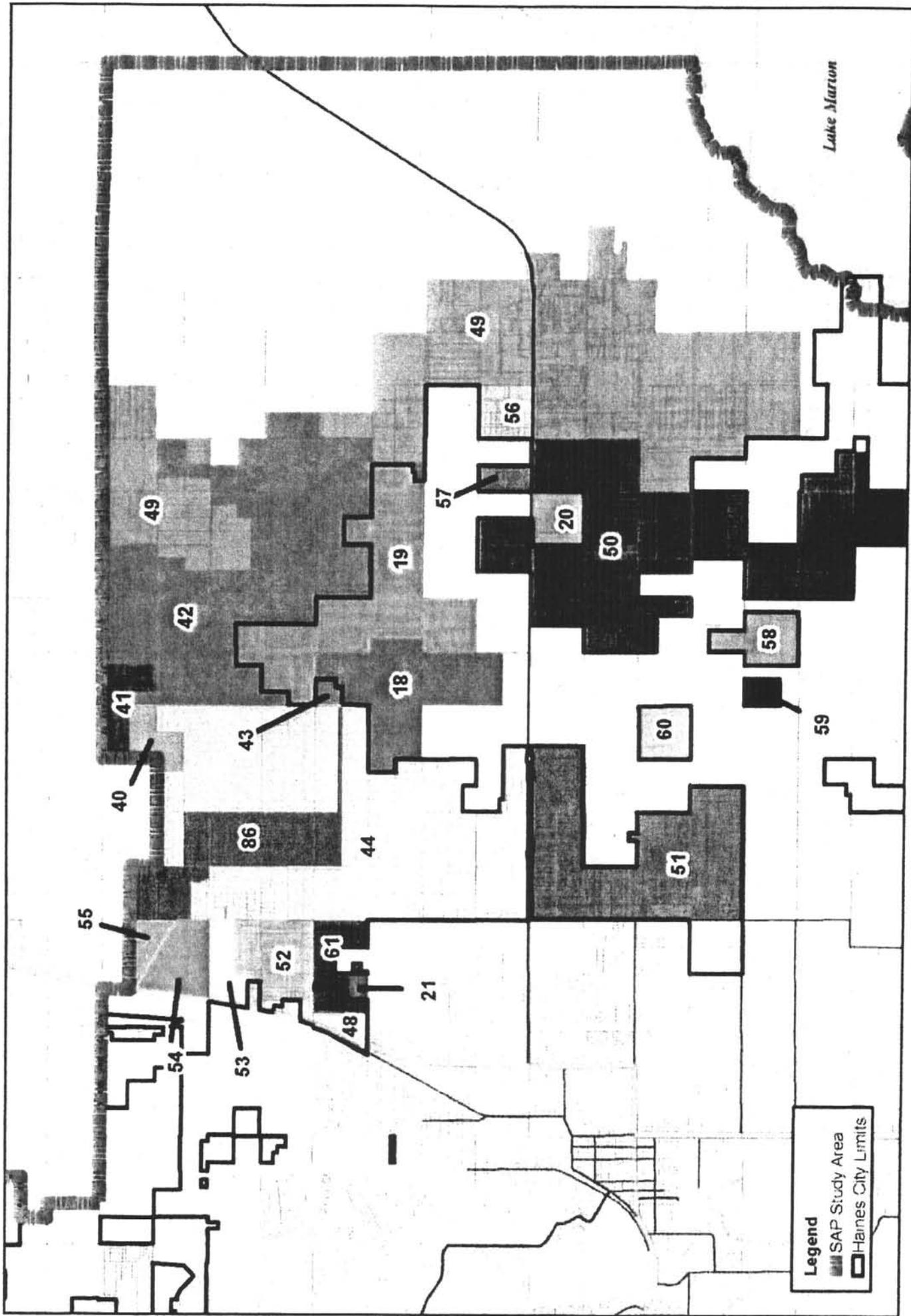
Legend

- SAP Study Area
- Haines City Limits
- N 27 Subarea Amendments
- Least Diversity
- Greatest Diversity

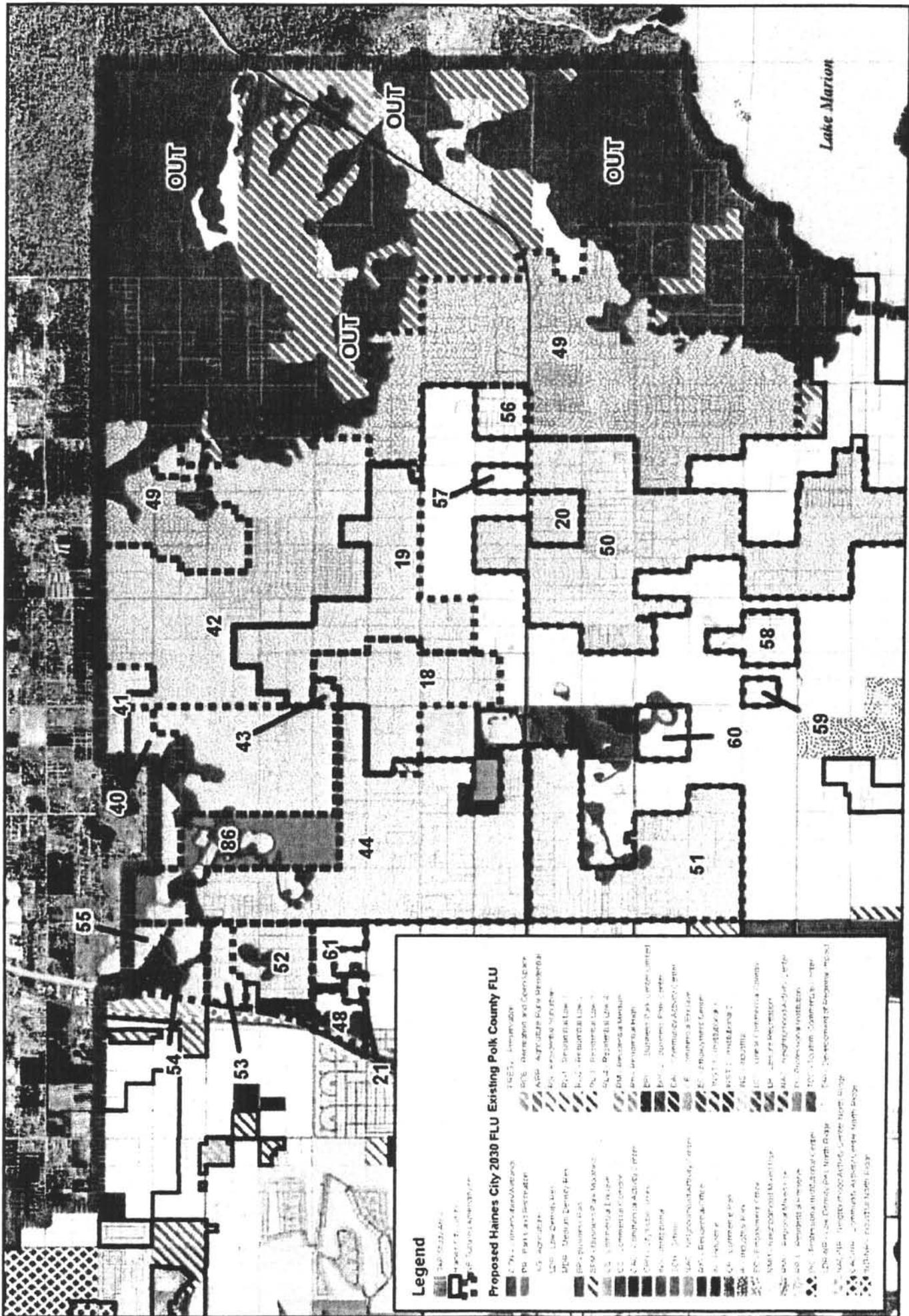


Map prepared by: City of Haines City, Planning Department

Northeast Sub-Area



**Haines City Selected Area Plan (SAP)
 Northeast Sub-Area Amendments**
 Map 3-a
 December 10, 2008

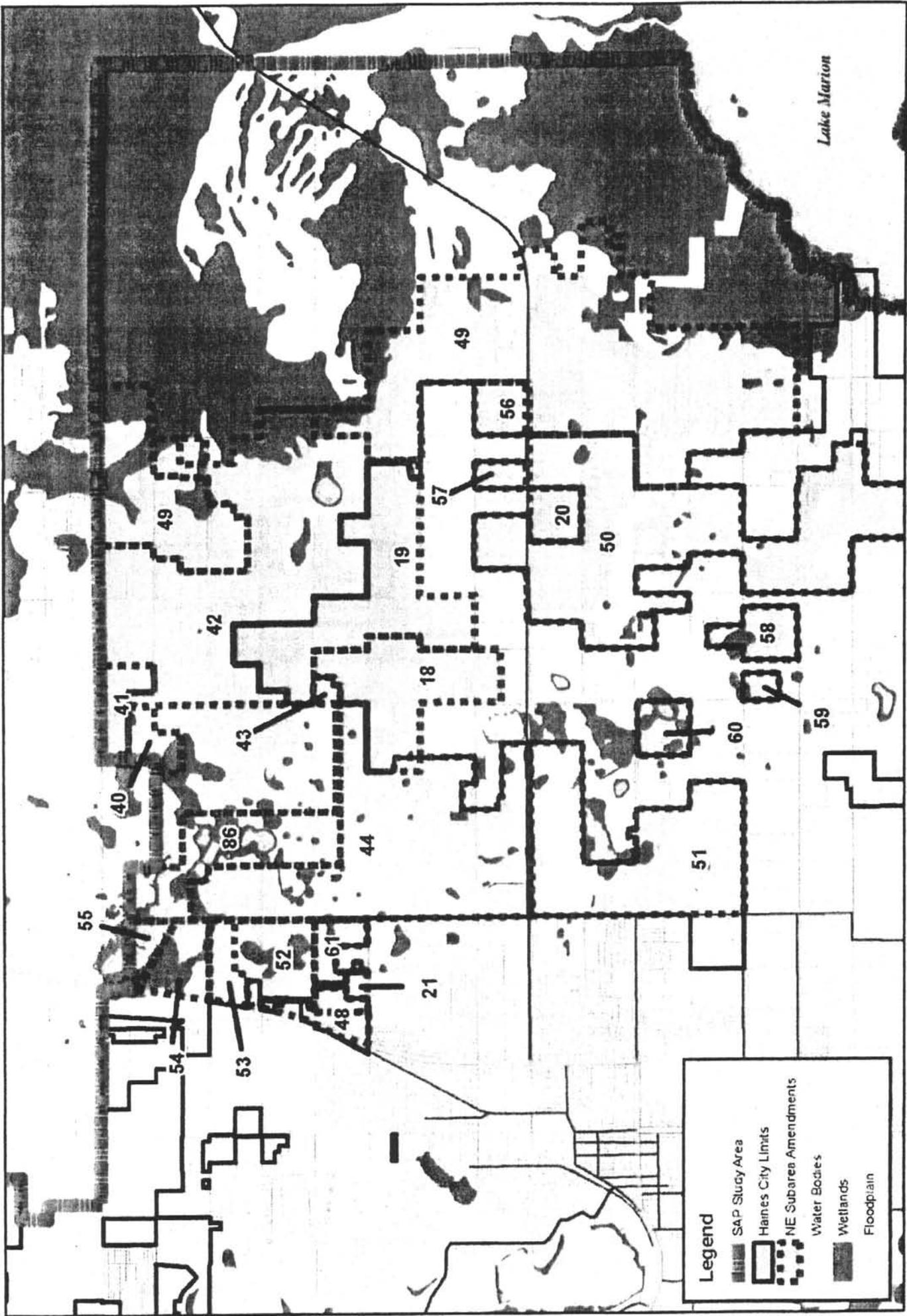


Legend

- 18 - Single-Family Residential
- 19 - Medium-Density Residential
- 20 - High-Density Residential
- 21 - Office/Professional
- 22 - Retail
- 23 - Industrial
- 24 - Employment Center
- 25 - Community Center
- 26 - Civic/Community Center
- 27 - Public Office
- 28 - Medium-Density Residential
- 29 - Single-Family Residential
- 30 - Single-Family Residential
- 31 - Single-Family Residential
- 32 - Single-Family Residential
- 33 - Single-Family Residential
- 34 - Single-Family Residential
- 35 - Single-Family Residential
- 36 - Single-Family Residential
- 37 - Single-Family Residential
- 38 - Single-Family Residential
- 39 - Single-Family Residential
- 40 - Single-Family Residential
- 41 - Single-Family Residential
- 42 - Single-Family Residential
- 43 - Single-Family Residential
- 44 - Single-Family Residential
- 45 - Single-Family Residential
- 46 - Single-Family Residential
- 47 - Single-Family Residential
- 48 - Single-Family Residential
- 49 - Single-Family Residential
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- 51 - Single-Family Residential
- 52 - Single-Family Residential
- 53 - Single-Family Residential
- 54 - Single-Family Residential
- 55 - Single-Family Residential
- 56 - Single-Family Residential
- 57 - Single-Family Residential
- 58 - Single-Family Residential
- 59 - Single-Family Residential
- 60 - Single-Family Residential
- 61 - Single-Family Residential
- OUT - Out of City

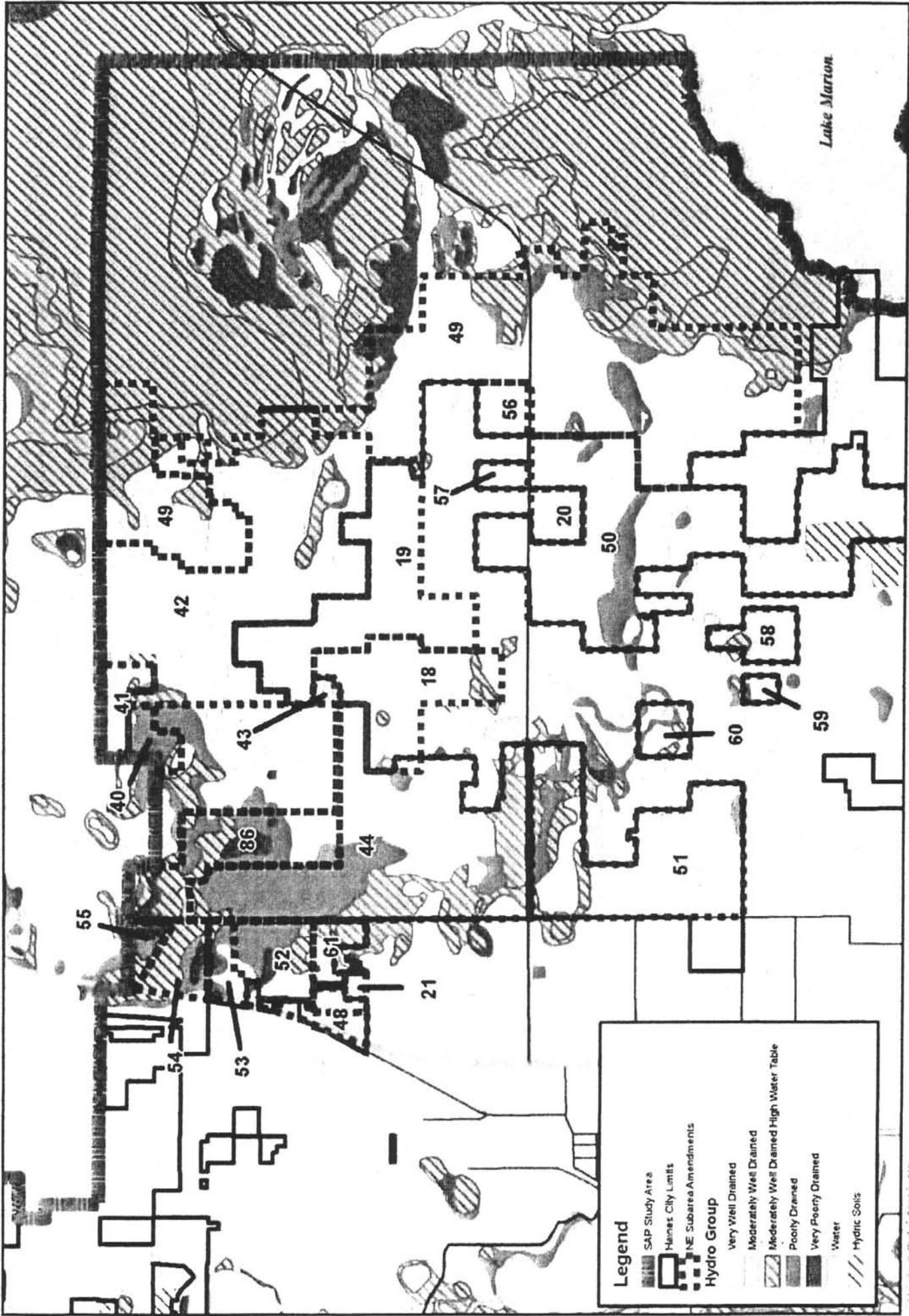


Haines City Selected Area Plan (SAP)
2030 Proposed Future Land Use: Northeast Sub-Area
 Map 3-c
 December 10, 2008



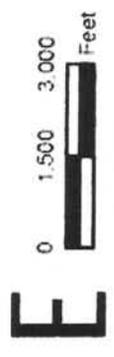
Haines City Selected Area Plan (SAP)
Wetlands, Waterbodies, and Floodplain: Northeast Sub-Area
 Map 3-d
 December 10, 2008

0 1,500 3,000 Feet

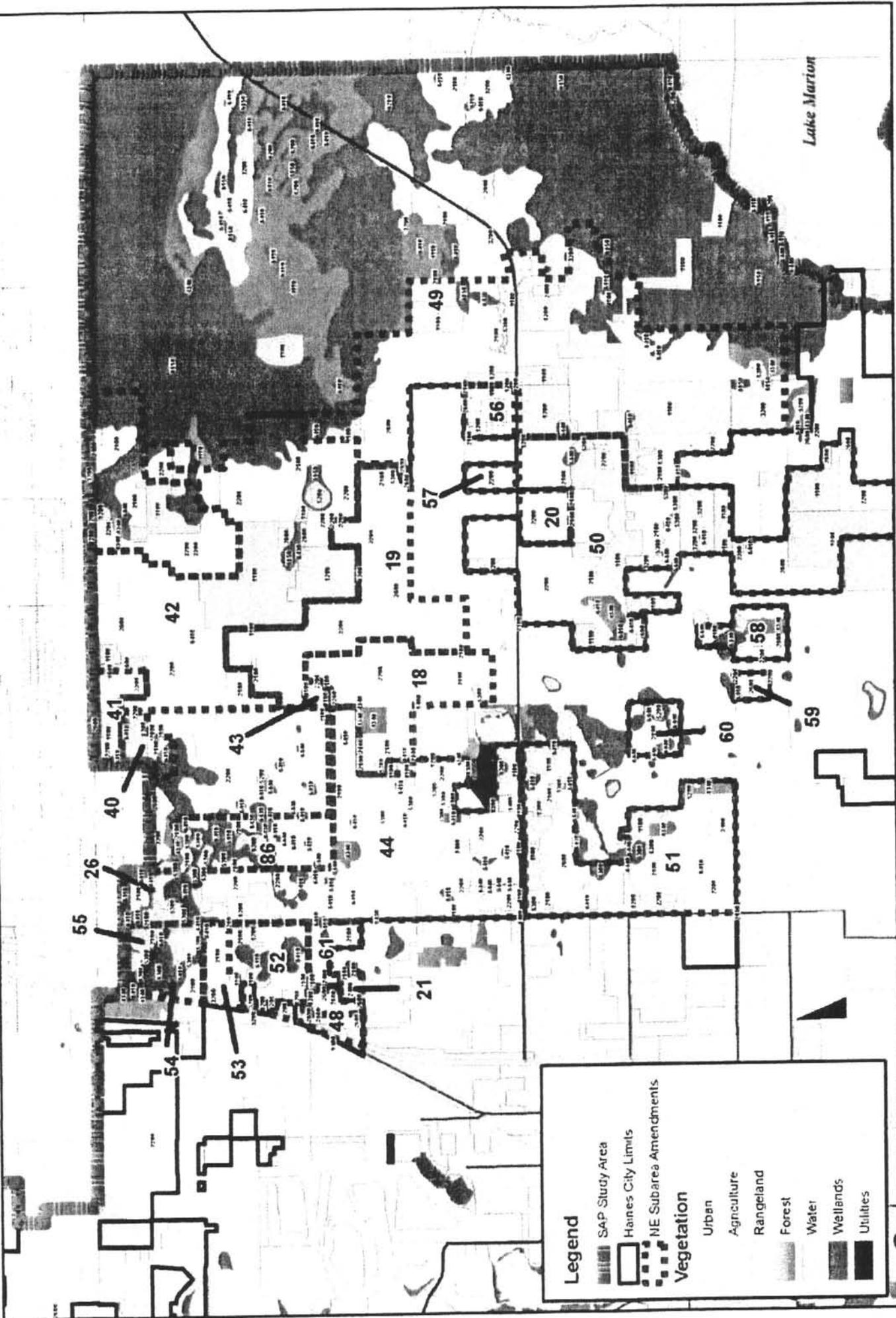


Haines City Selected Area Plan (SAP)
Soil Hydrogroup: Northeast Sub-Area
 Map 3-e

December 10, 2008



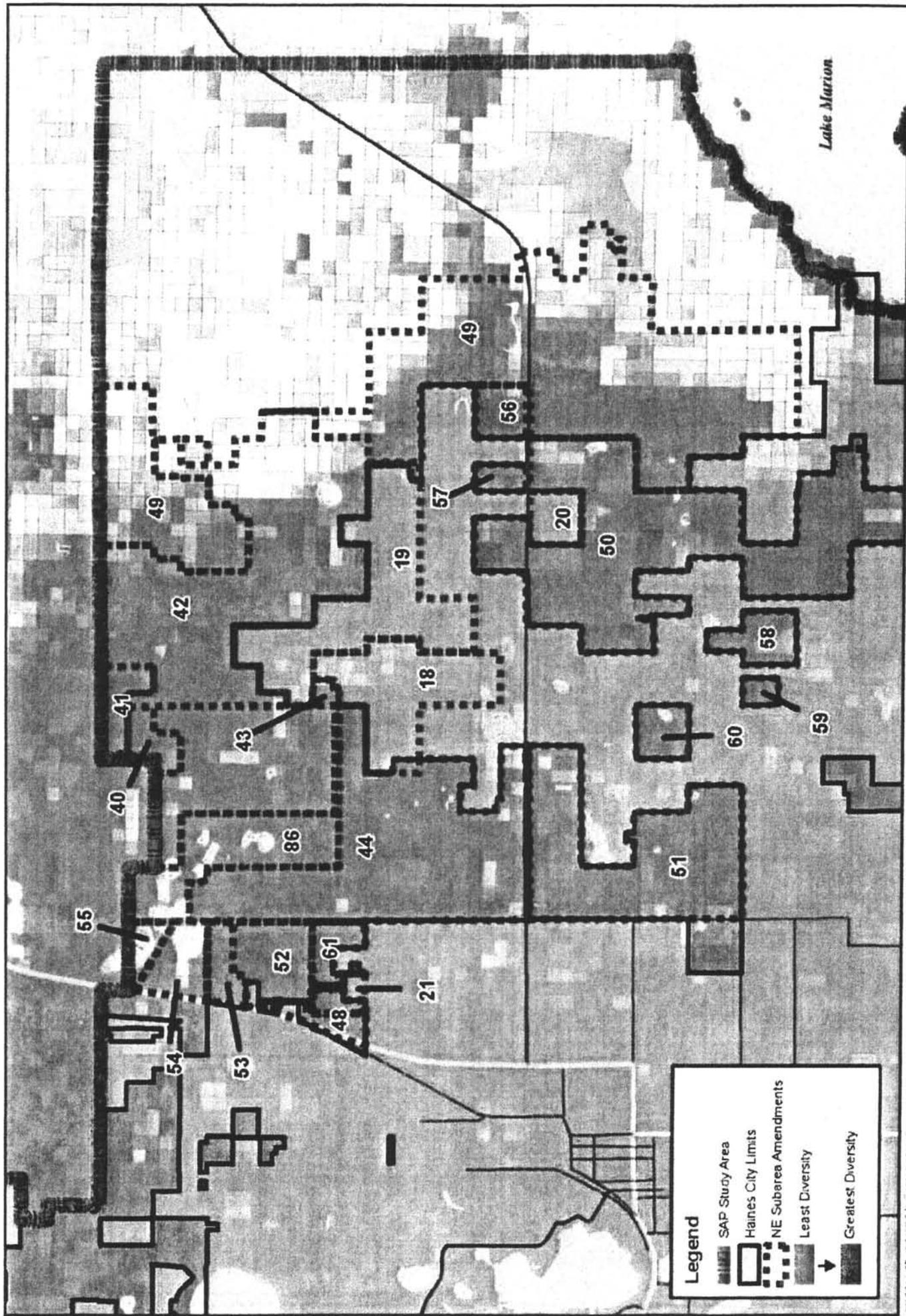
Soil Data from the National Soil Survey



Haines City Selected Area Plan (SAP)
Vegetation: Northeast Sub-Area
 Map 3-f
 December 10, 2008



DATE: 12/10/08



Haines City Selected Area Plan (SAP) Biodiversity Hotspots: Northeast Sub-Area

December 10, 2008

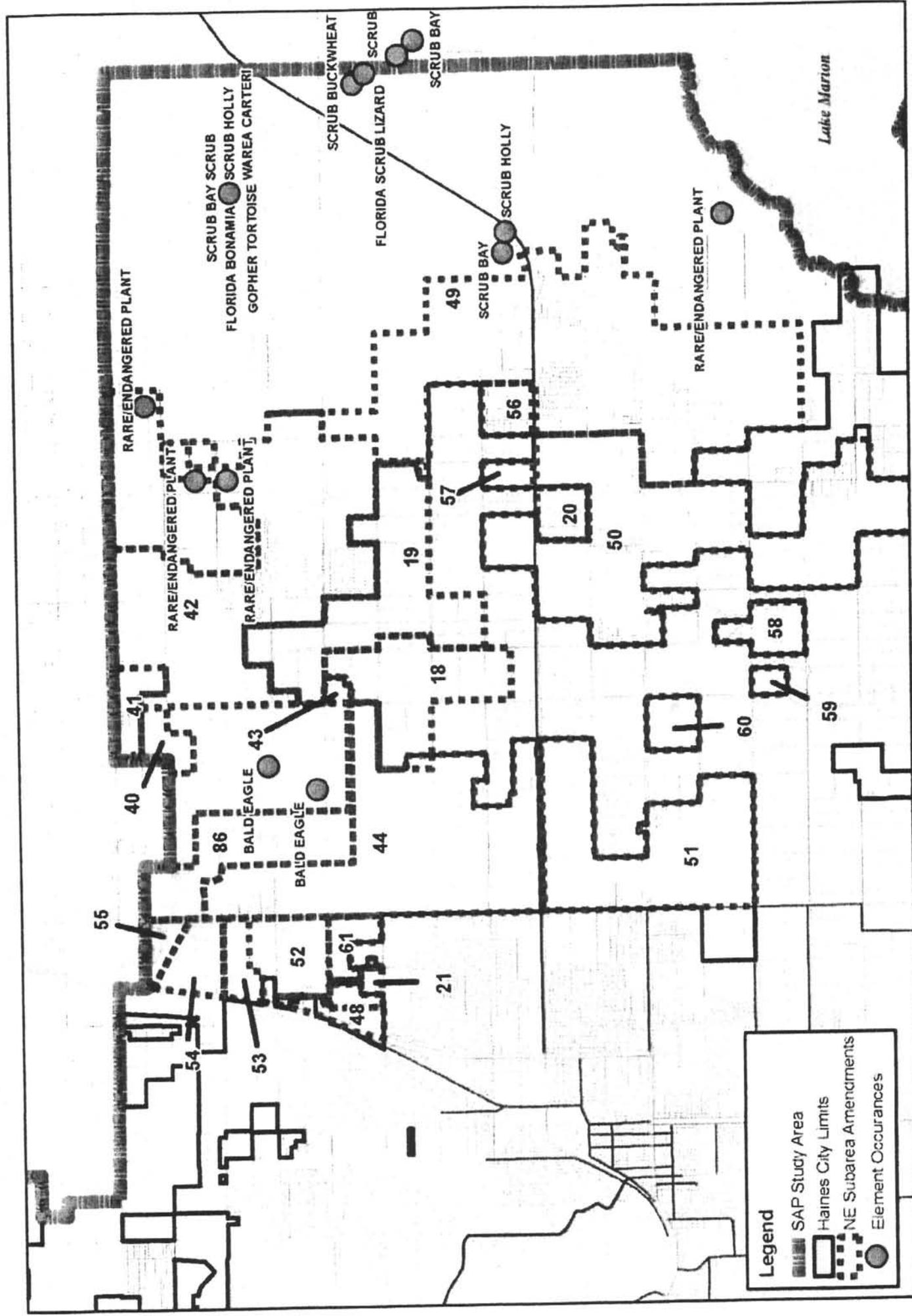
Map 3-g

Legend

- SAP Study Area
- Haines City Limits
- NE Subarea Amendments
- Least Diversity
- Greatest Diversity



Source: City of Haines City, GIS Department, 2008

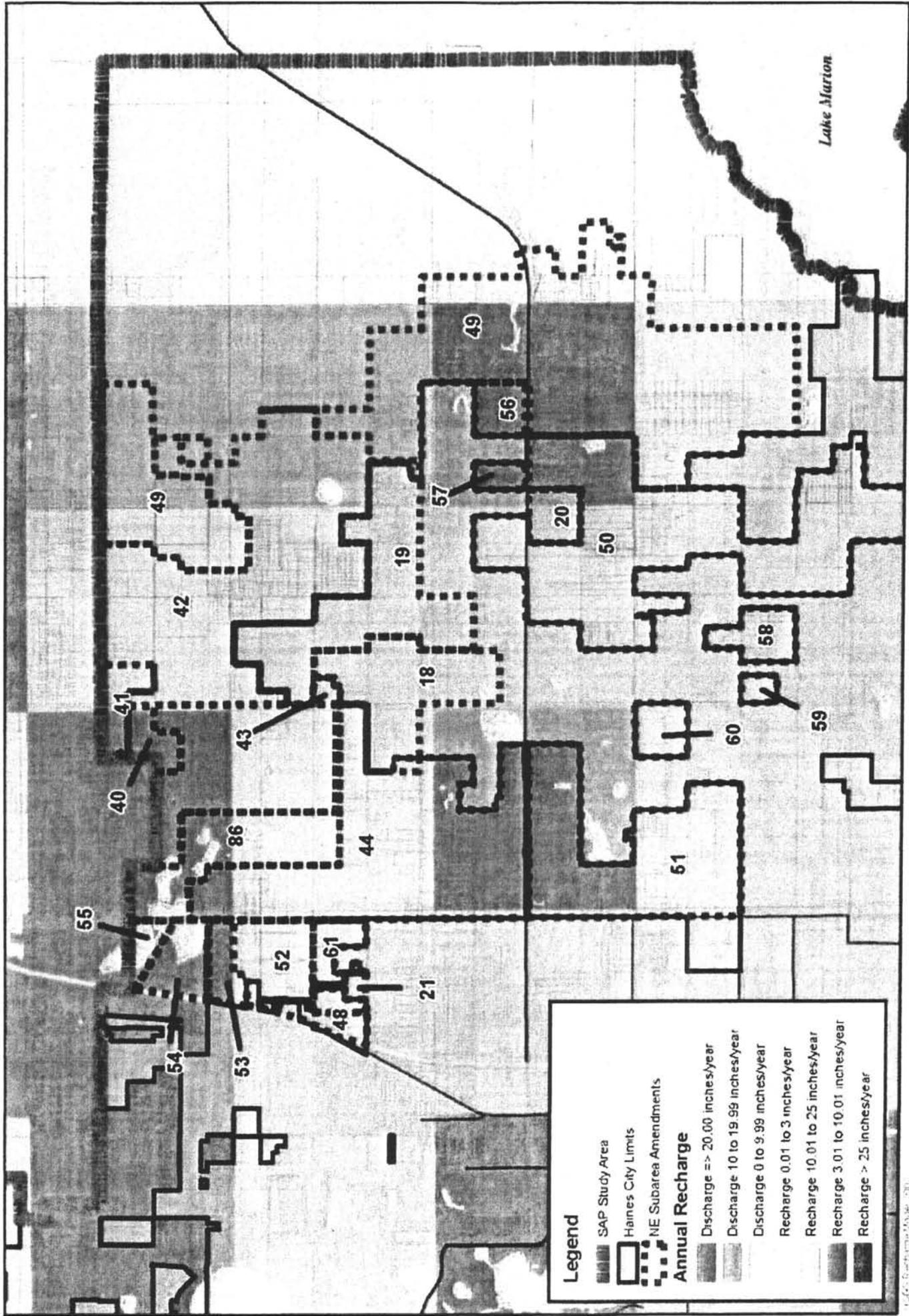


**Haines City Selected Area Plan (SAP)
Listed Species: Northeast Sub-Area
Map 3-h**

December 10, 2008



Map 3-h Selected Area Plan (SAP) - Northeast Sub-Area



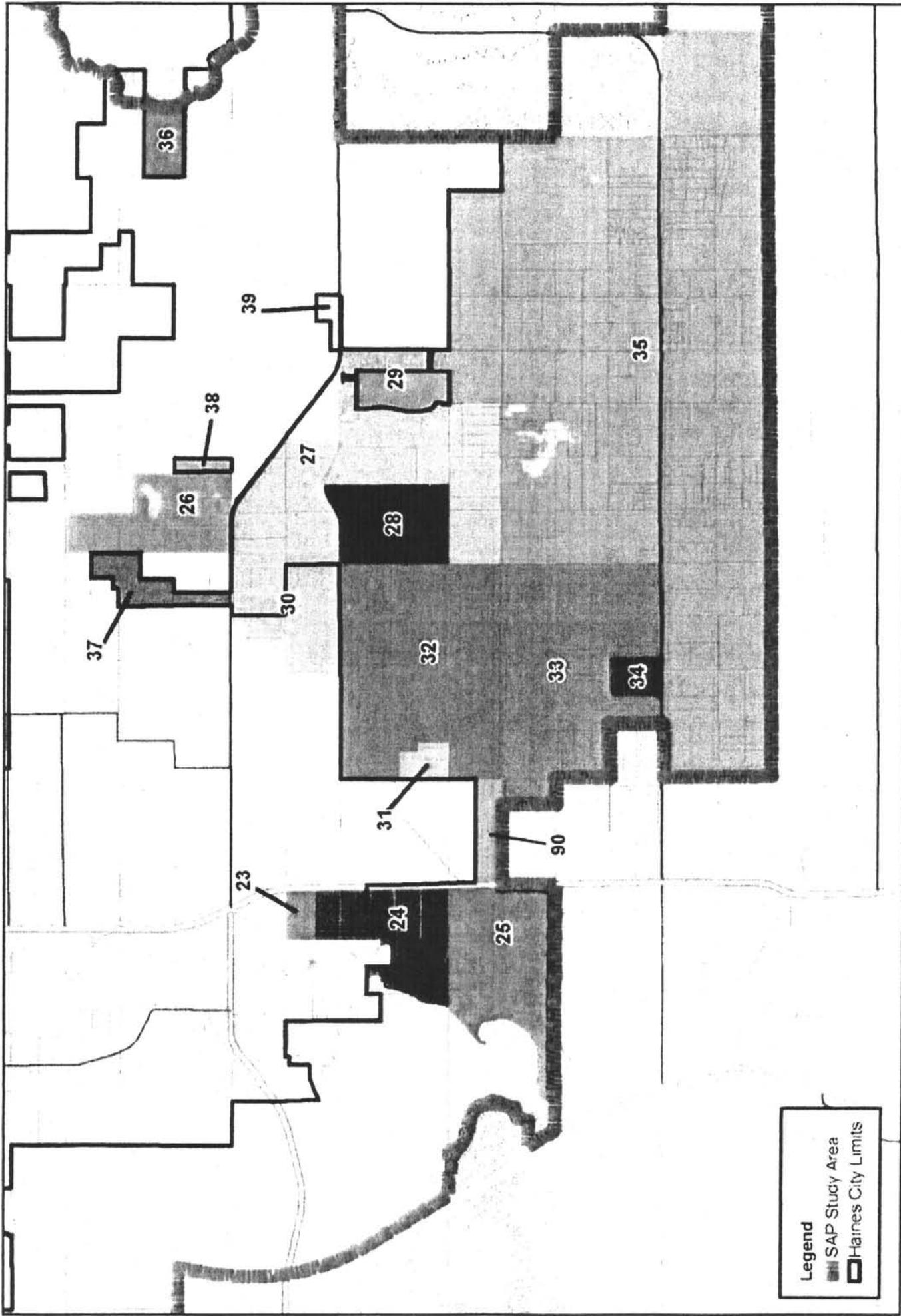
Haines City Selected Area Plan (SAP) Recharge Areas: Northeast Sub-Area

Map 3-i

December 10, 2008

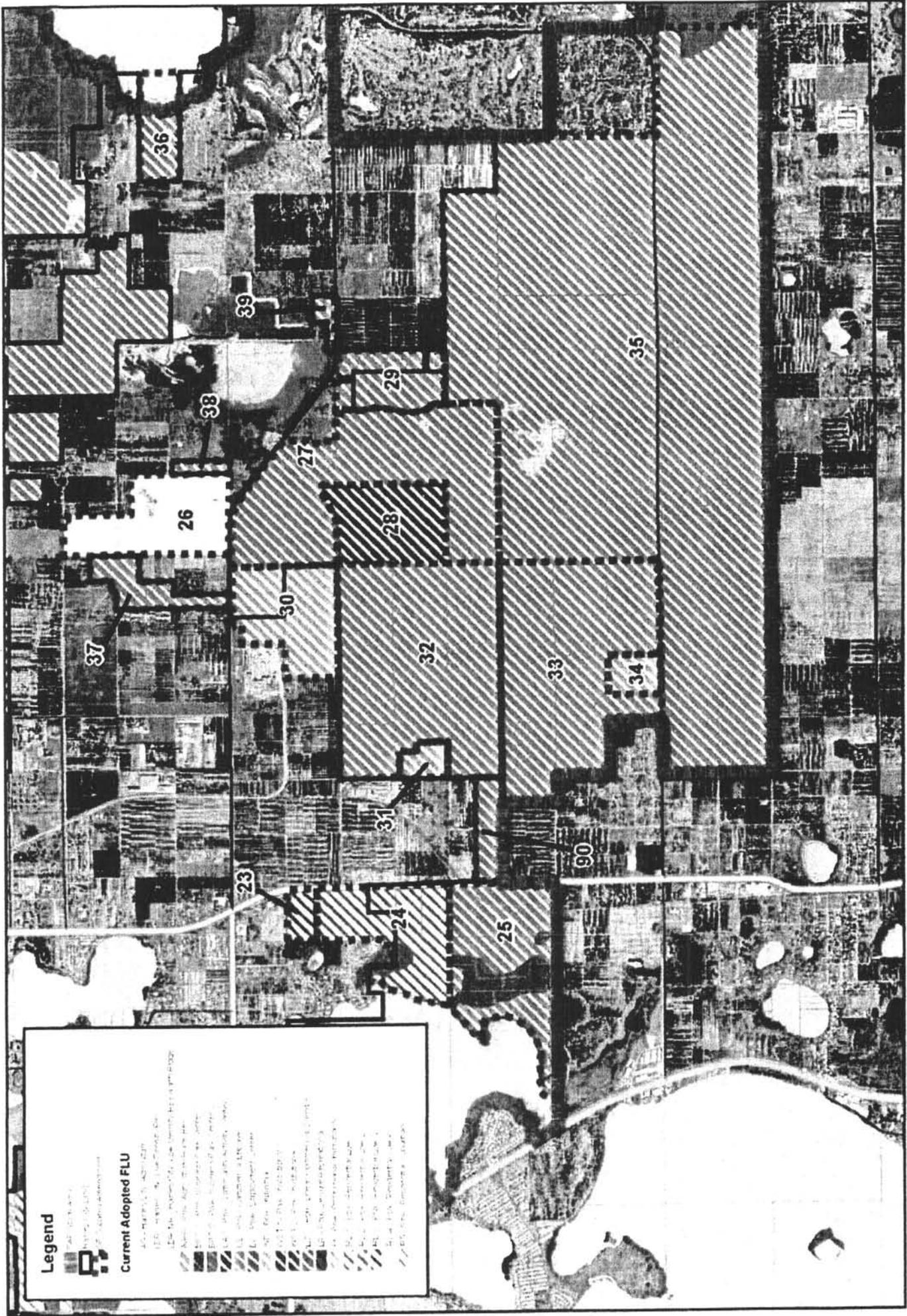
1:2000 Recharge Map (July 2008)

Southeast Sub-Area



Haines City Selected Area Plan (SAP) Southeast Sub-Area Amendments Map 4-a

June 15, 2008



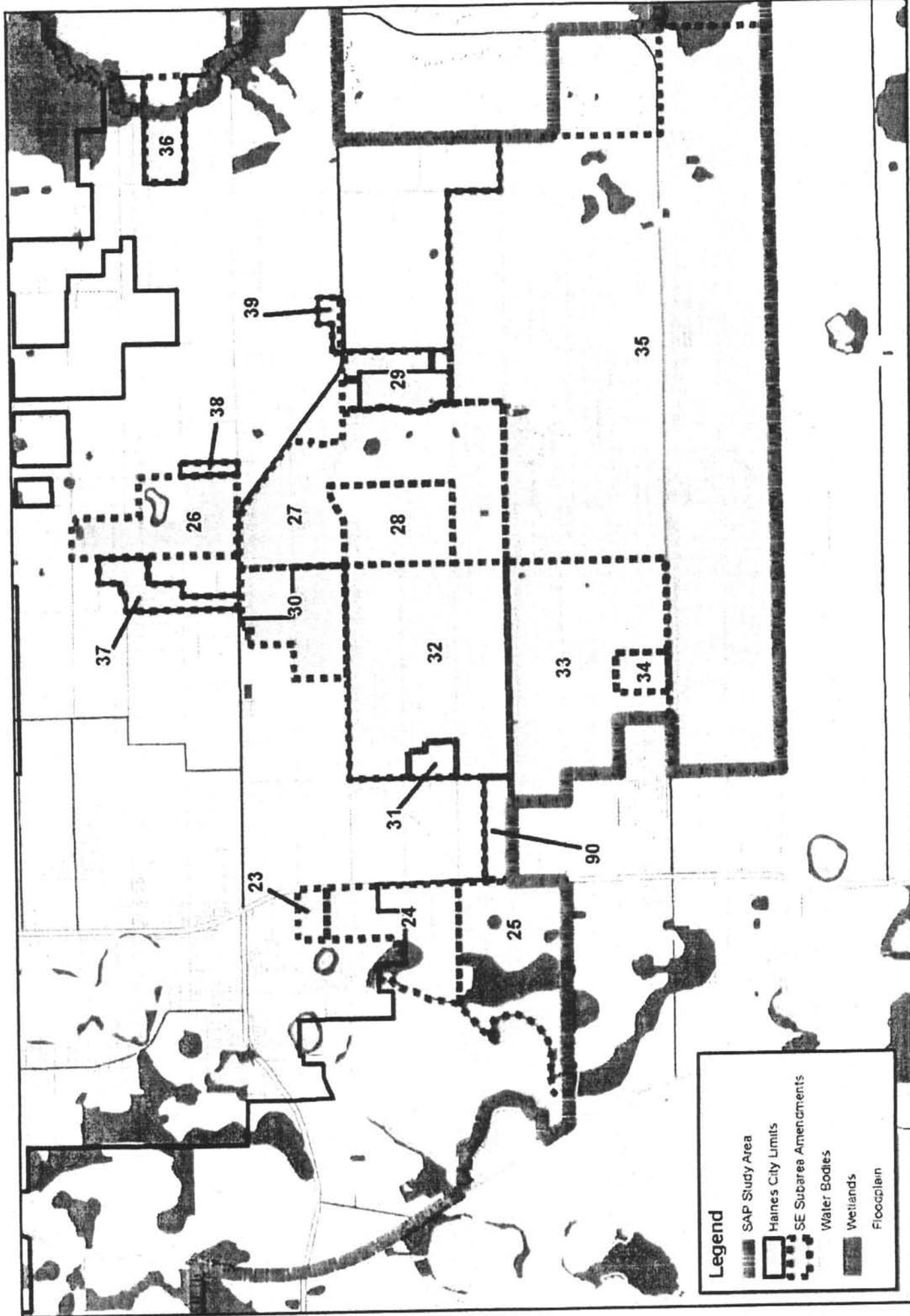
Legend

- City Boundary
 - Water
 - Airport
 - Interstate
 - Major Road
 - Minor Road
 - Railroad
 - Utility
 - Other
- Current Adopted FLU**
- Single-Family Residential
 - Medium-Density Residential
 - High-Density Residential
 - Office/Professional
 - Retail
 - Industrial
 - Community Center
 - Public Use
 - Open Space
 - Agriculture
 - Forest
 - Wetlands
 - Water
 - Other



**Haines City Selected Area Plan (SAP)
 Adopted Future Land Use: Southeast Sub-Area
 Map 4-b**

June 16, 2008

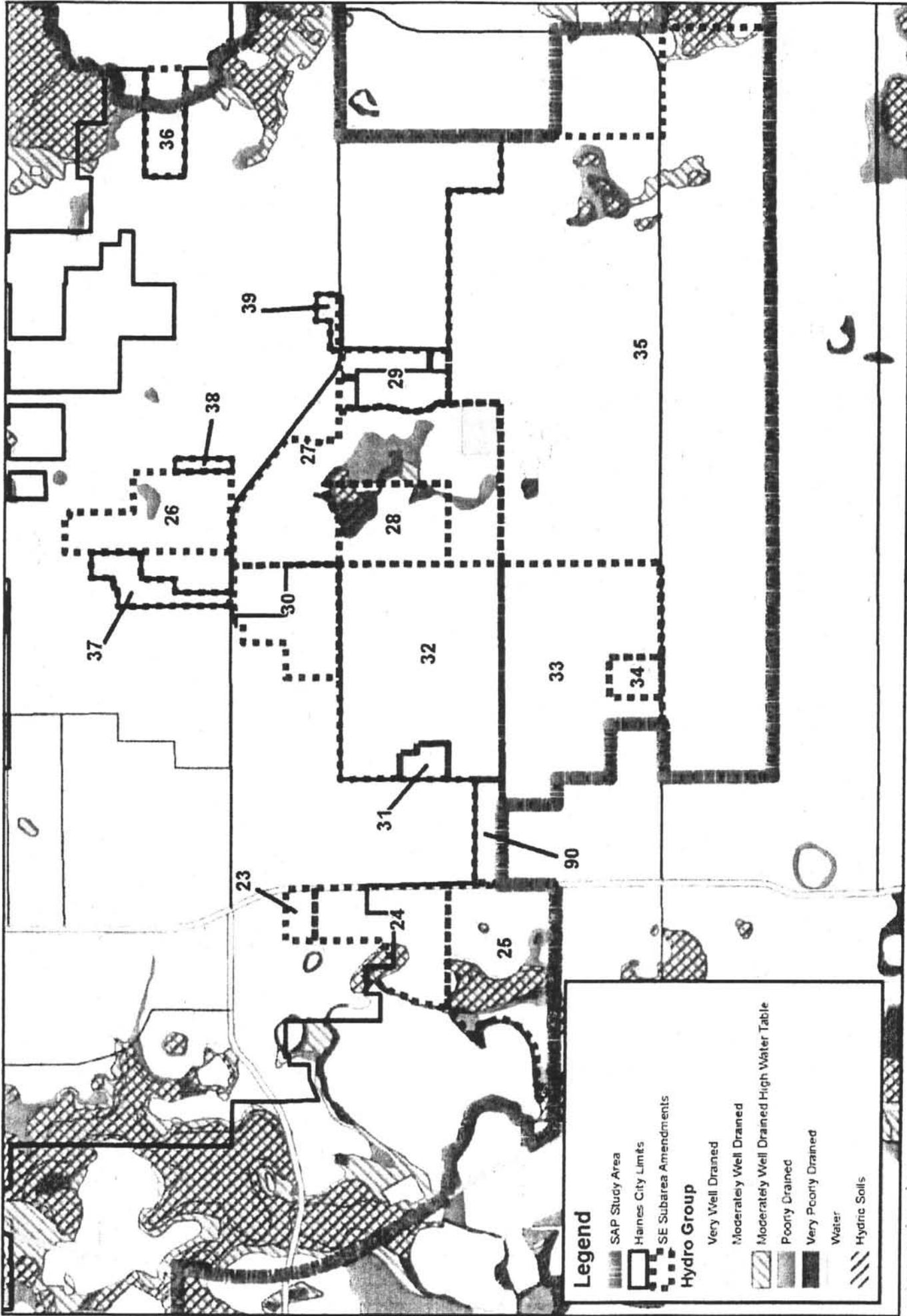


Legend

- SAP Study Area
- Haines City Limits
- SE Subarea Amendments
- Water Bodies
- Wetlands
- Floodplain

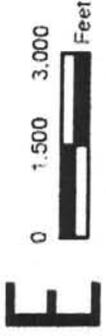


Haines City Selected Area Plan (SAP)
Wetlands, Waterbodies, and Floodplain: Southeast Sub-Area
 Map 4-d
 June 16, 2008



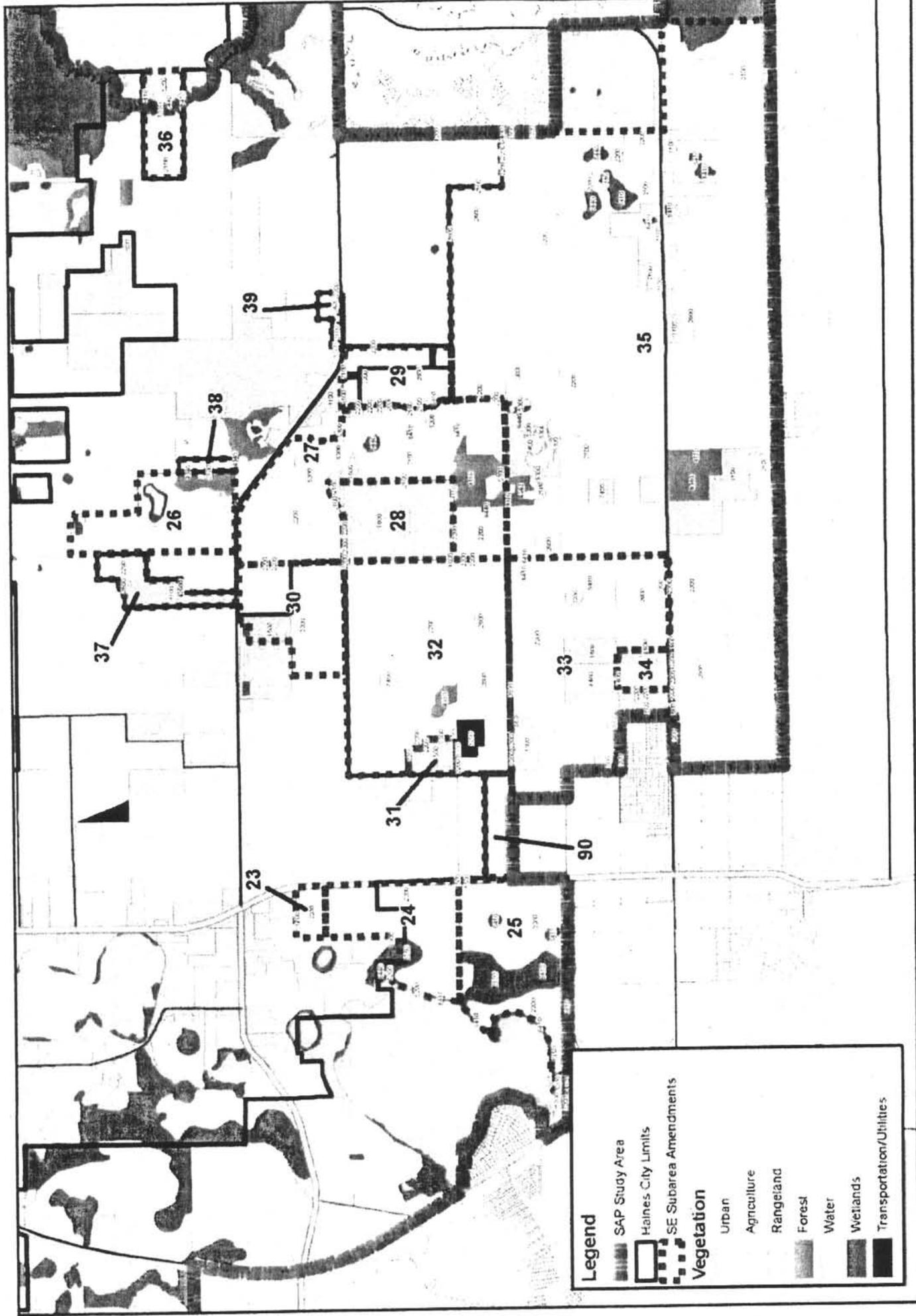
Legend

- SAP Study Area
- Haines City Limits
- SE Subarea Amendments
- Hydro Group**
 - Very Well Drained
 - Moderately Well Drained
 - Moderately Well Drained High Water Table
 - Poorly Drained
 - Very Poorly Drained
 - Water
 - Hydric Soils



**Haines City Selected Area Plan (SAP)
Soil Hydrogroup: Southeast Sub-Area
Map 4-e**

June 27, 2008



Legend

- SAP Study Area
- Haines City Limits
- SE Subarea Amendments

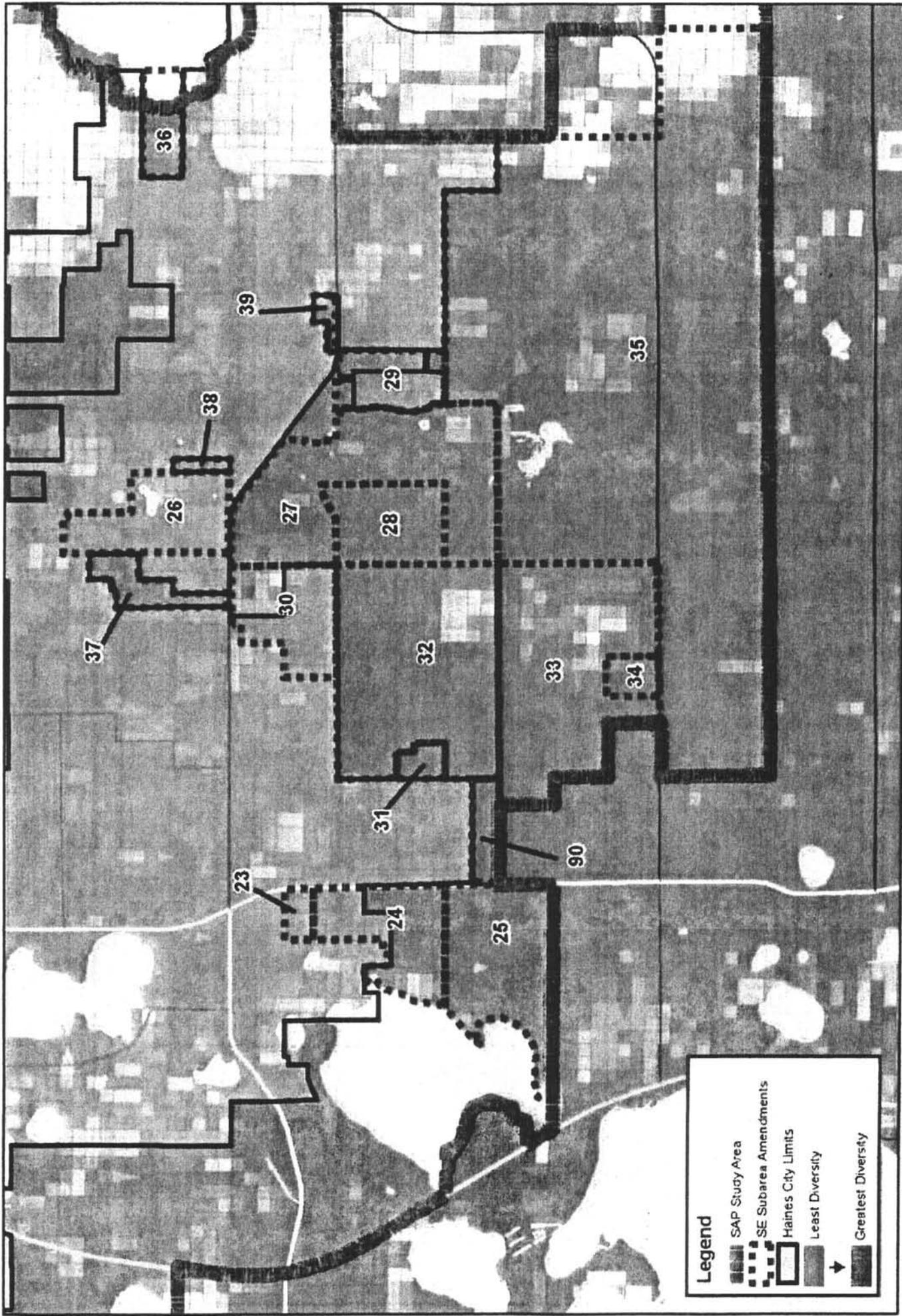
Vegetation

- Urban
- Agriculture
- Rangeland
- Forest
- Water
- Wetlands
- Transportation/Utilities



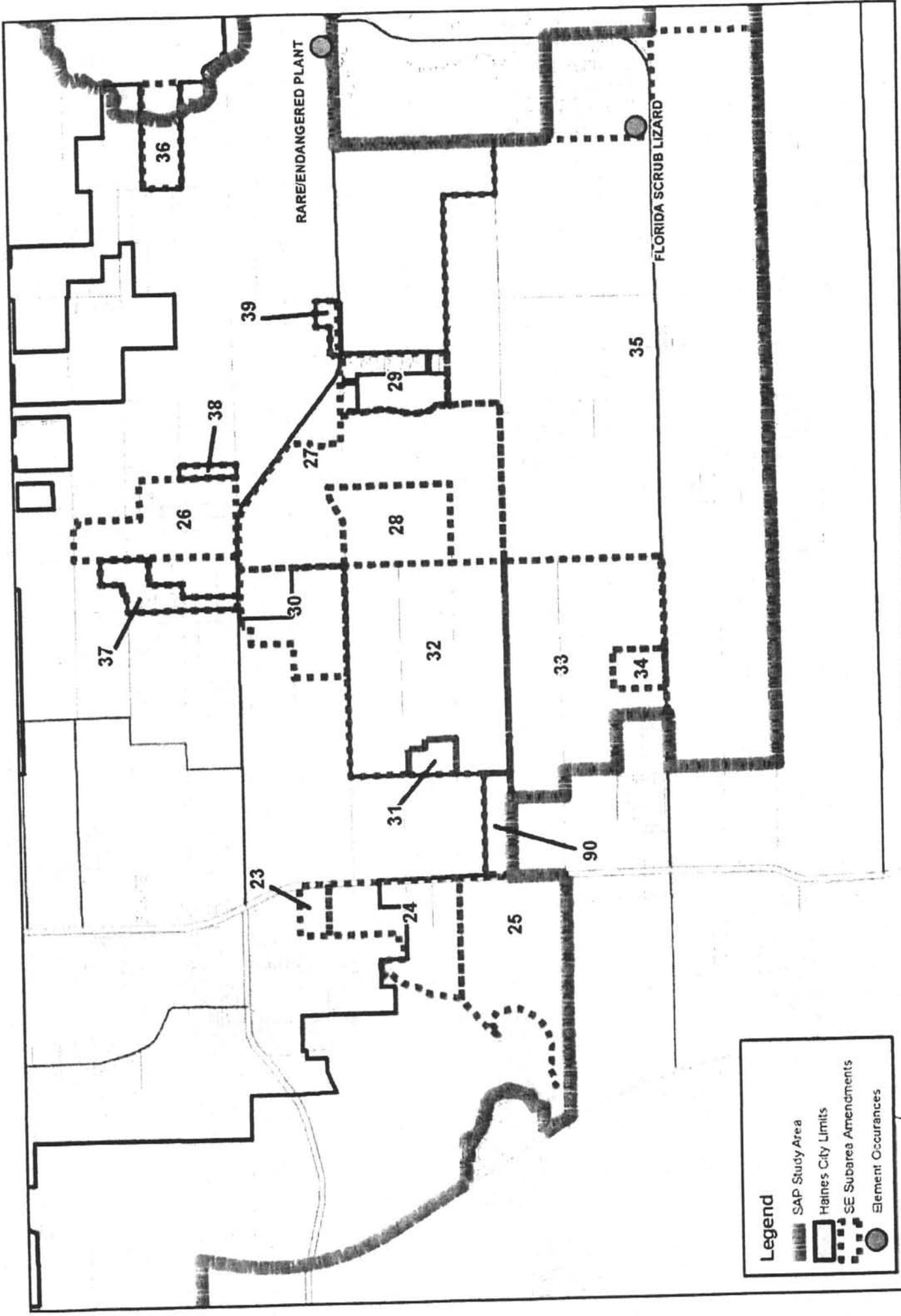
**Haines City Selected Area Plan (SAP)
Vegetation: Southeast Sub-Area
Map 4-f**

June 27, 2008



**Haines City Selected Area Plan (SAP)
Biodiversity Hotspots: Southeast Sub-Area**
Map 4-9
June 16, 2008

E
0 1,500 3,000 Feet



Legend

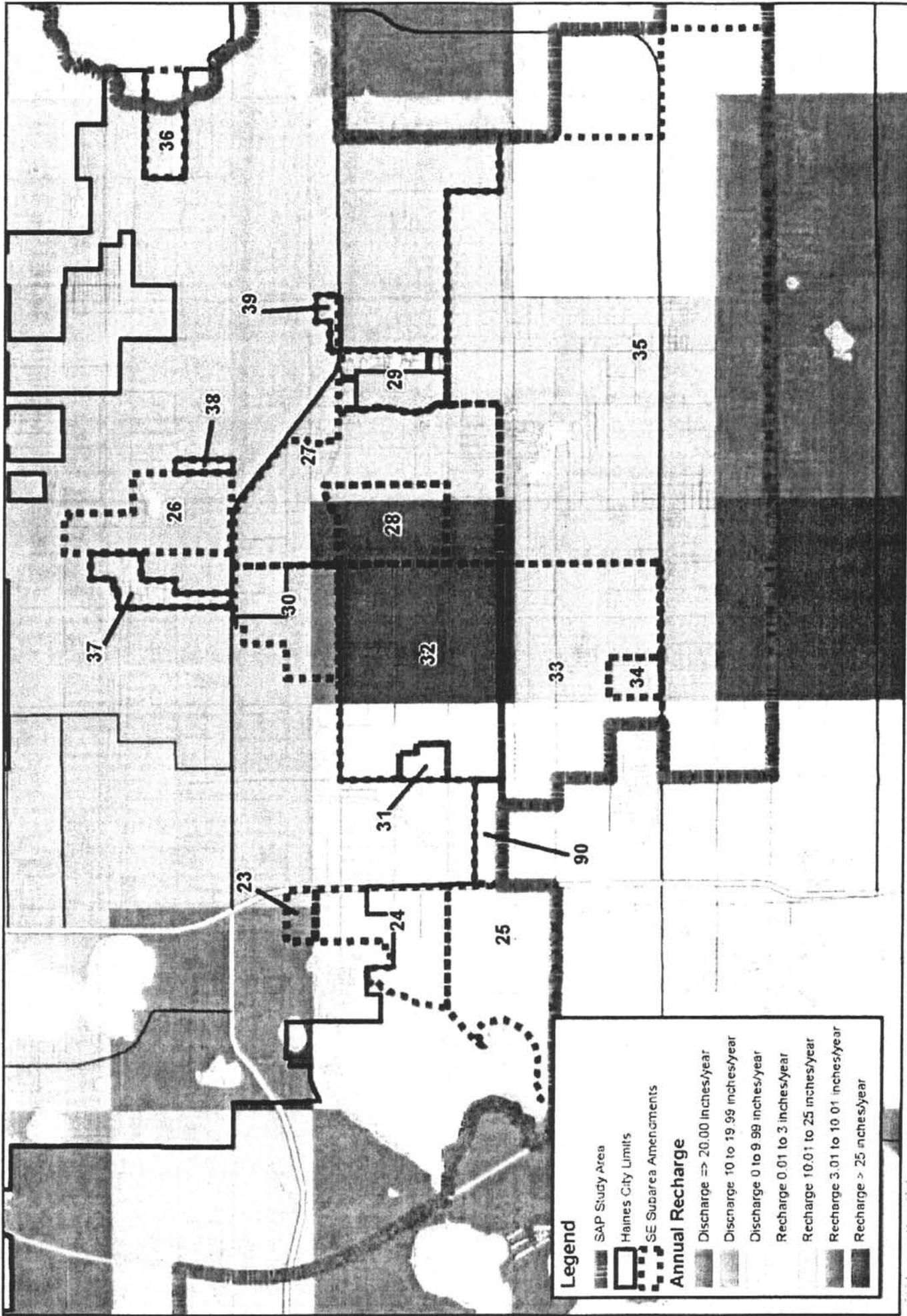
- SAP Study Area
- Haines City Limits
- SE Subarea Amendments
- Element Occurrences

**Haines City Selected Area Plan (SAP)
Listed Species: Southeast Sub-Area
Map 4-h**

June 16, 2008



Florida Department of Transportation - 100-1-2008



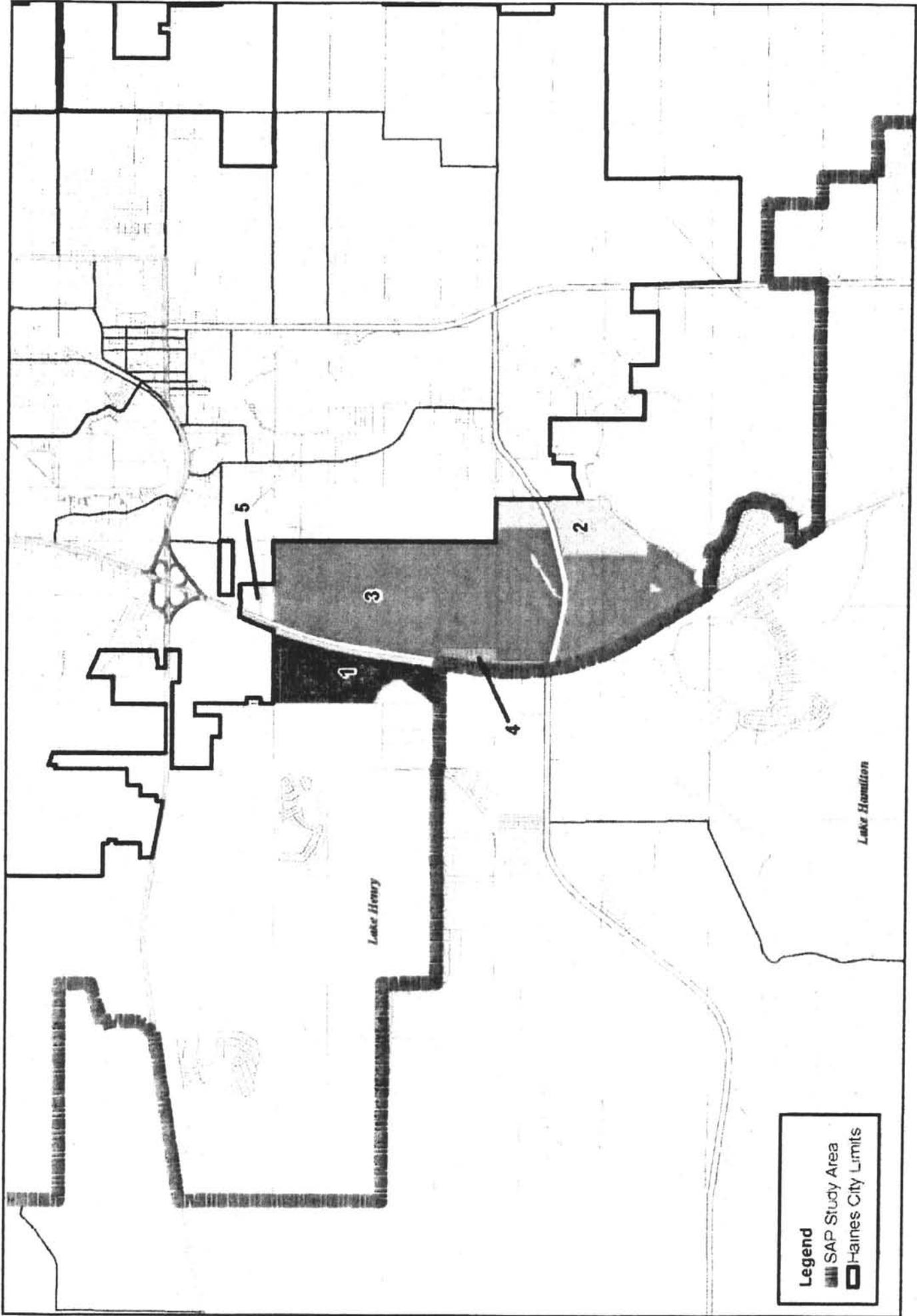
Haines City Selected Area Plan (SAP) Recharge Areas: Southeast Sub-Area

June 16, 2008

Map 4-i



South US 27 Sub-Area

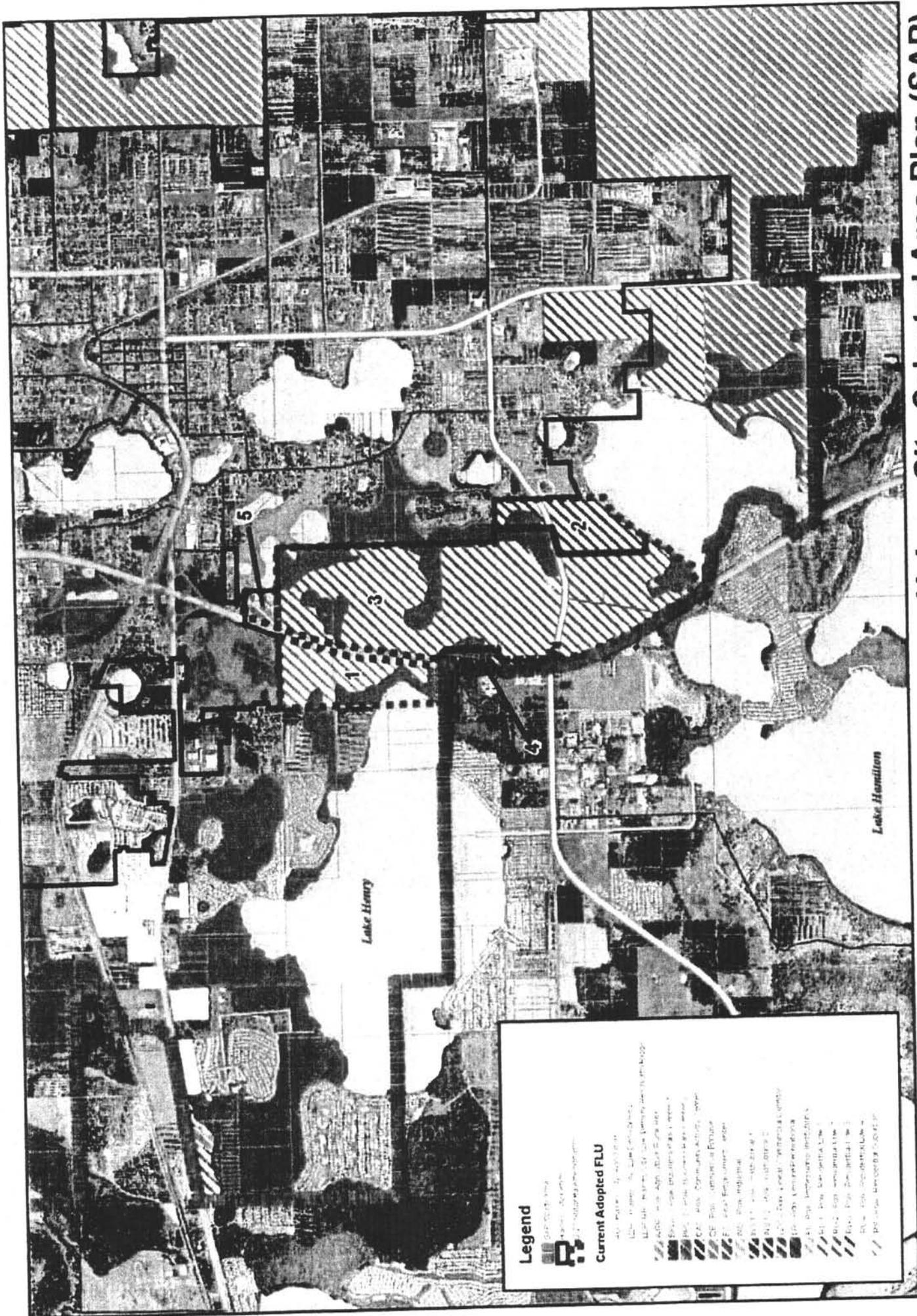


**Haines City Selected Area Plan (SAP)
South US 27 Sub-Area Amendments**
Map 5-a

June 16, 2008

Legend
 SAP Study Area
 Haines City Limits





Legend

City of Haines City
 Planning & Development Department
 1000 E. Main Street, Suite 100
 Haines City, FL 33834
 Phone: 888-367-7272
 Fax: 888-367-7273
 Website: www.haines-city.com

Current Adopted FLU

- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Single-Family Residential
- R-4 Single-Family Residential
- R-5 Single-Family Residential
- R-6 Single-Family Residential
- R-7 Single-Family Residential
- R-8 Single-Family Residential
- R-9 Single-Family Residential
- R-10 Single-Family Residential
- R-11 Single-Family Residential
- R-12 Single-Family Residential
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- R-96 Single-Family Residential
- R-97 Single-Family Residential
- R-98 Single-Family Residential
- R-99 Single-Family Residential
- R-100 Single-Family Residential

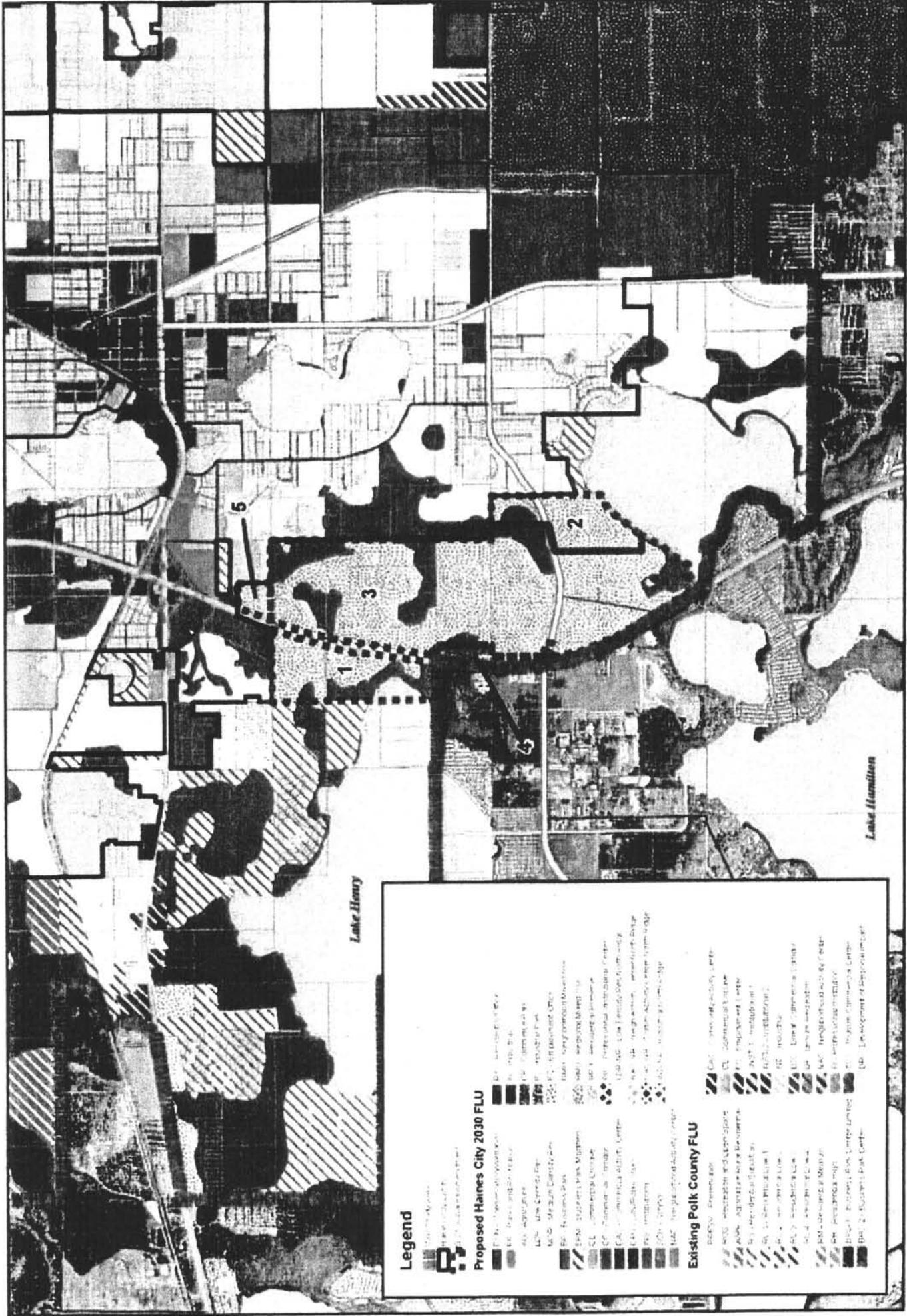
Haines City Selected Area Plan (SAP)

Adopted Future Land Use: South US 27 Sub-Area

Map 5-b

June 16 2008





Legend

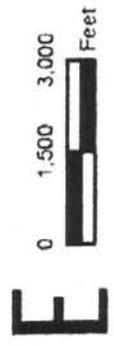
Proposed Haines City 2030 FLU

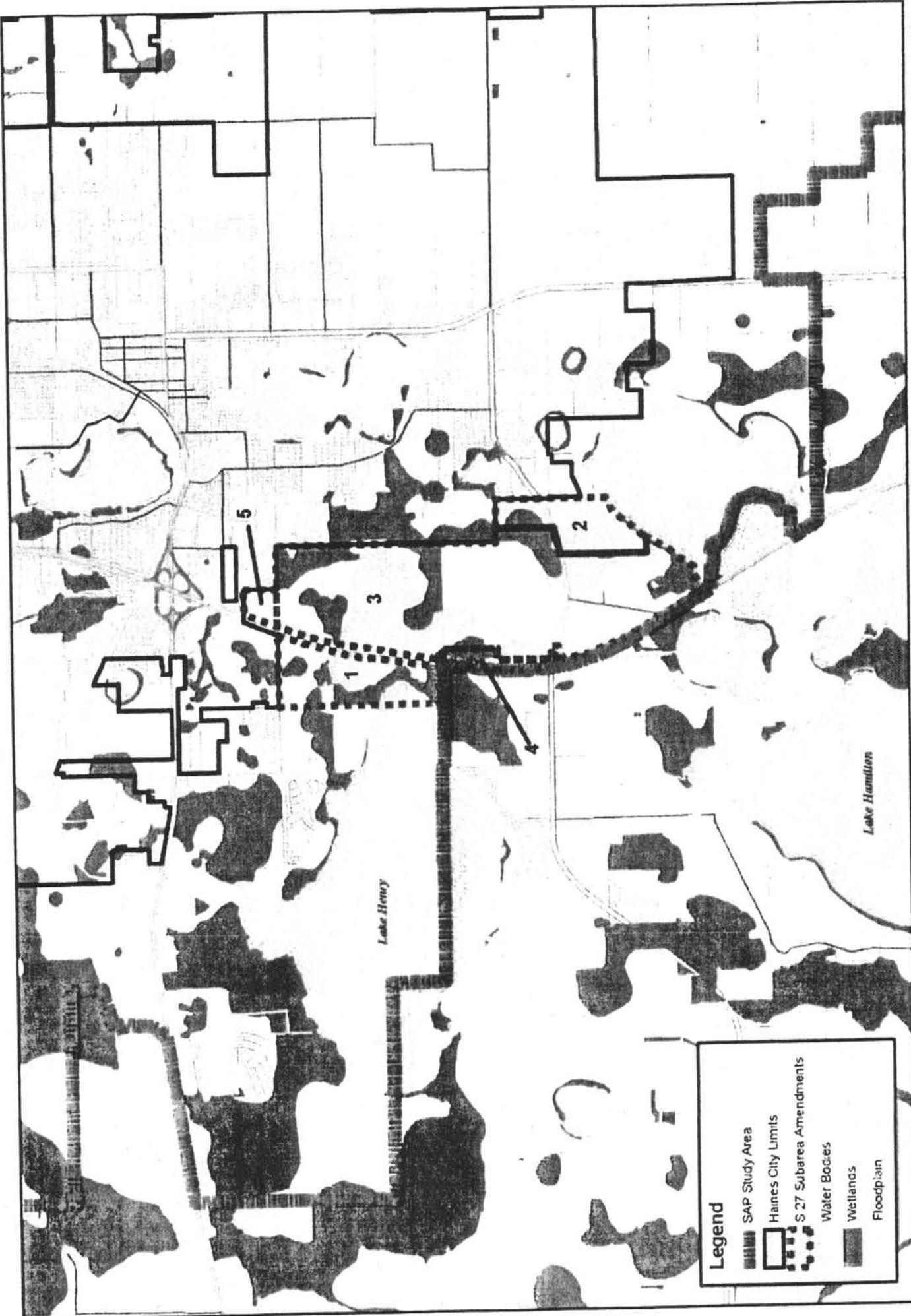
- Residential Single-Family
- Residential Medium-Density
- Residential High-Density
- Community Center
- Office
- Business
- Industrial
- Public Use
- Open Space
- Water
- Transportation
- Utility
- Other

Existing Polk County FLU

- Residential Single-Family
- Residential Medium-Density
- Residential High-Density
- Community Center
- Office
- Business
- Industrial
- Public Use
- Open Space
- Water
- Transportation
- Utility
- Other

Haines City Selected Area Plan (SAP)
2030 Proposed Future Land Use: South US 27 Sub-Area
 Map 5-c
 June 16, 2008





Haines City Selected Area Plan (SAP)

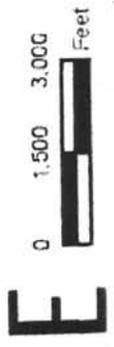
Wetlands, Waterbodies, and Floodplain: South US 27 Sub-Area

Map 5-d

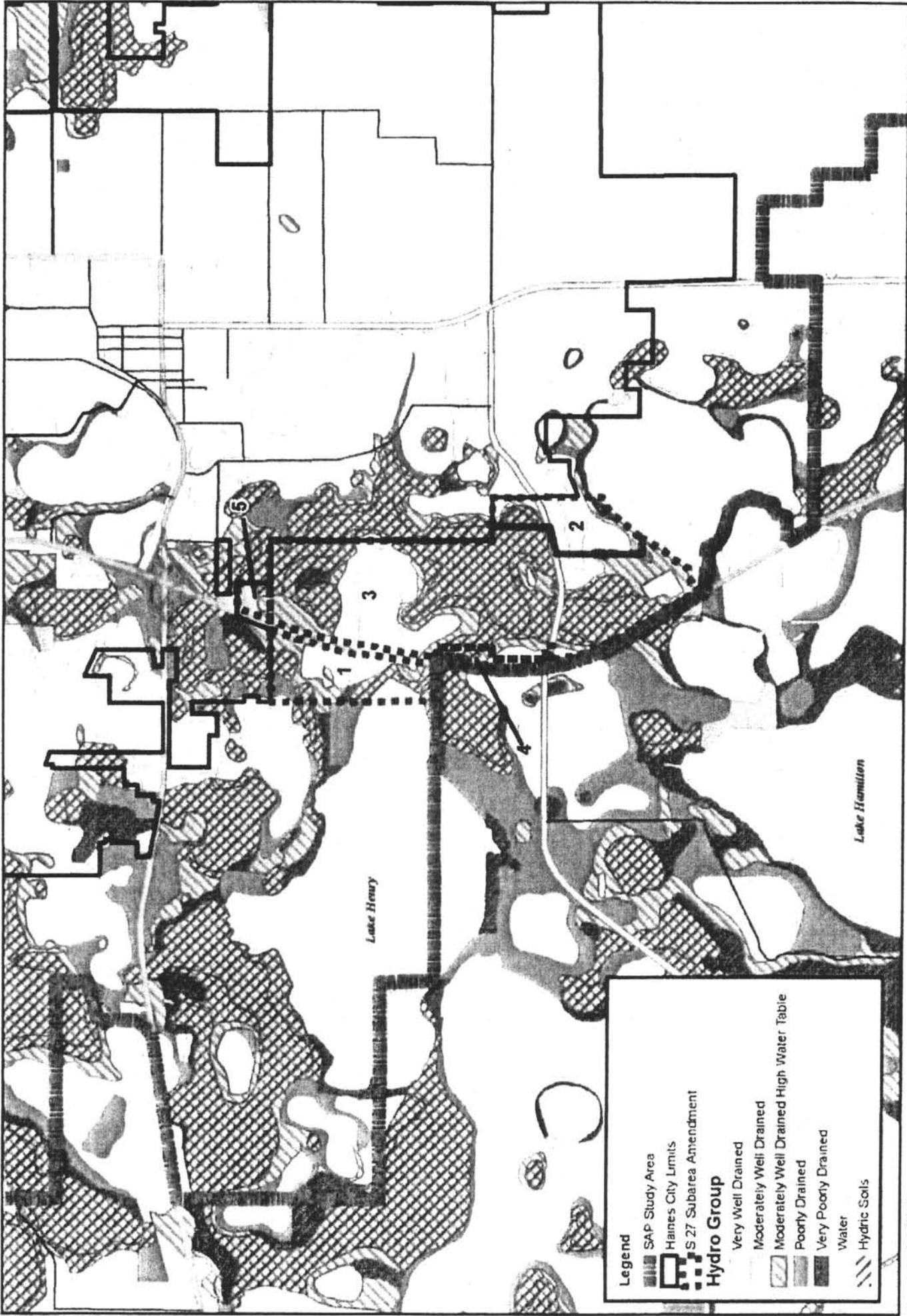
June 16, 2008

Legend

-  SAP Study Area
-  Haines City Limits
-  S 27 Subarea Amendments
-  Water Bodies
-  Wetlands
-  Floodplain

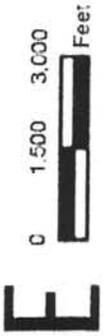


DATE: 6/16/08



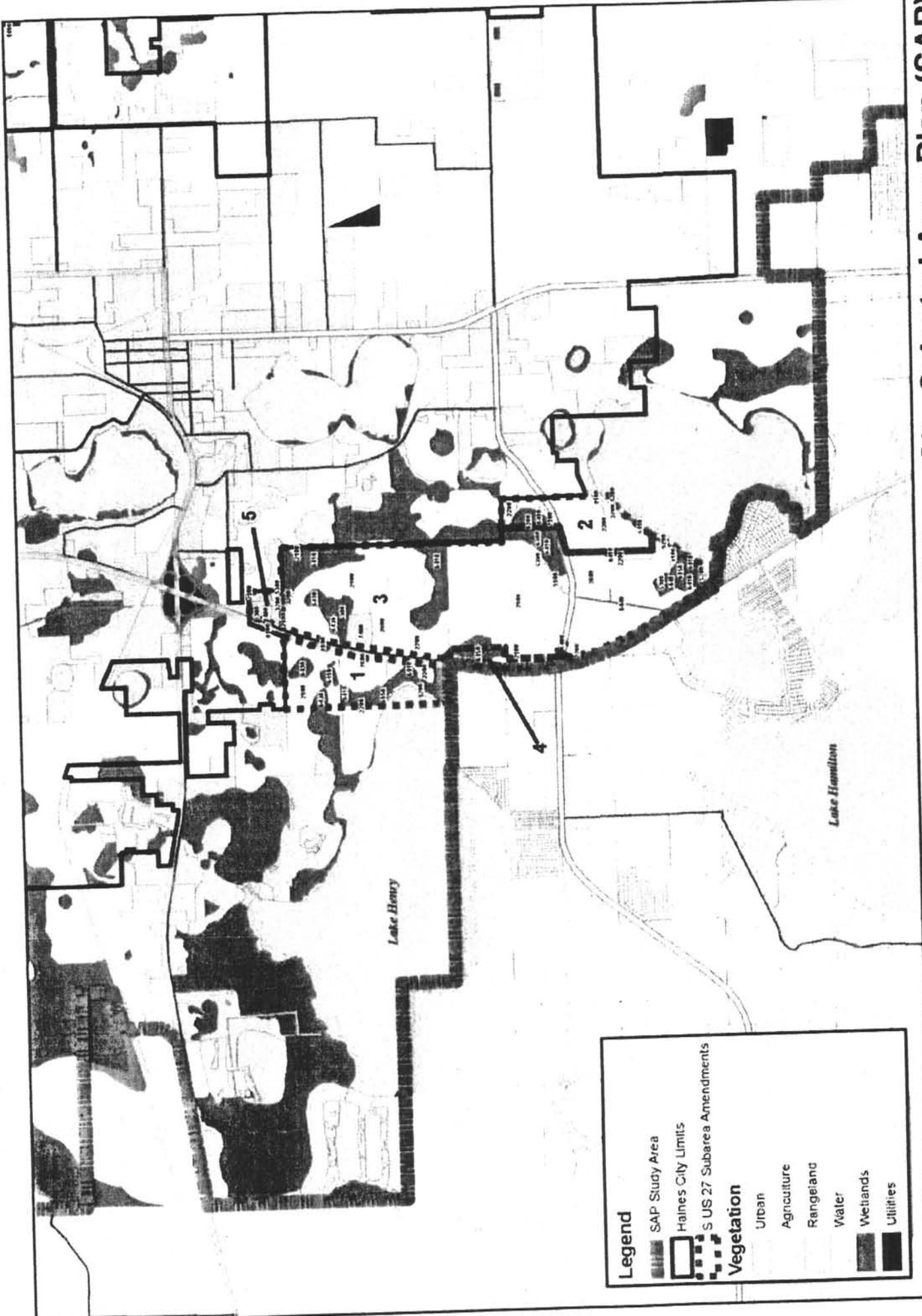
Haines City Selected Area Plan (SAP)
Soil Hydrogroup: South US 27 Sub-Area
 Map 5-e

June 27 2006



Legend

- SAP Study Area
- Haines City Limits
- S 27 Subarea Amendment
- Hydro Group**
 - Very Well Drained
 - Moderately Well Drained
 - Moderately Well Drained High Water Table
 - Poorly Drained
 - Very Poorly Drained
 - Water
 - Hydric Soils



Haines City Selected Area Plan (SAP)
Vegetation: South US 27 Sub-Area
Map 5-f

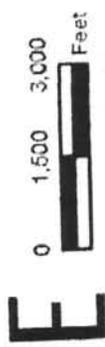
June 27 2008

Legend

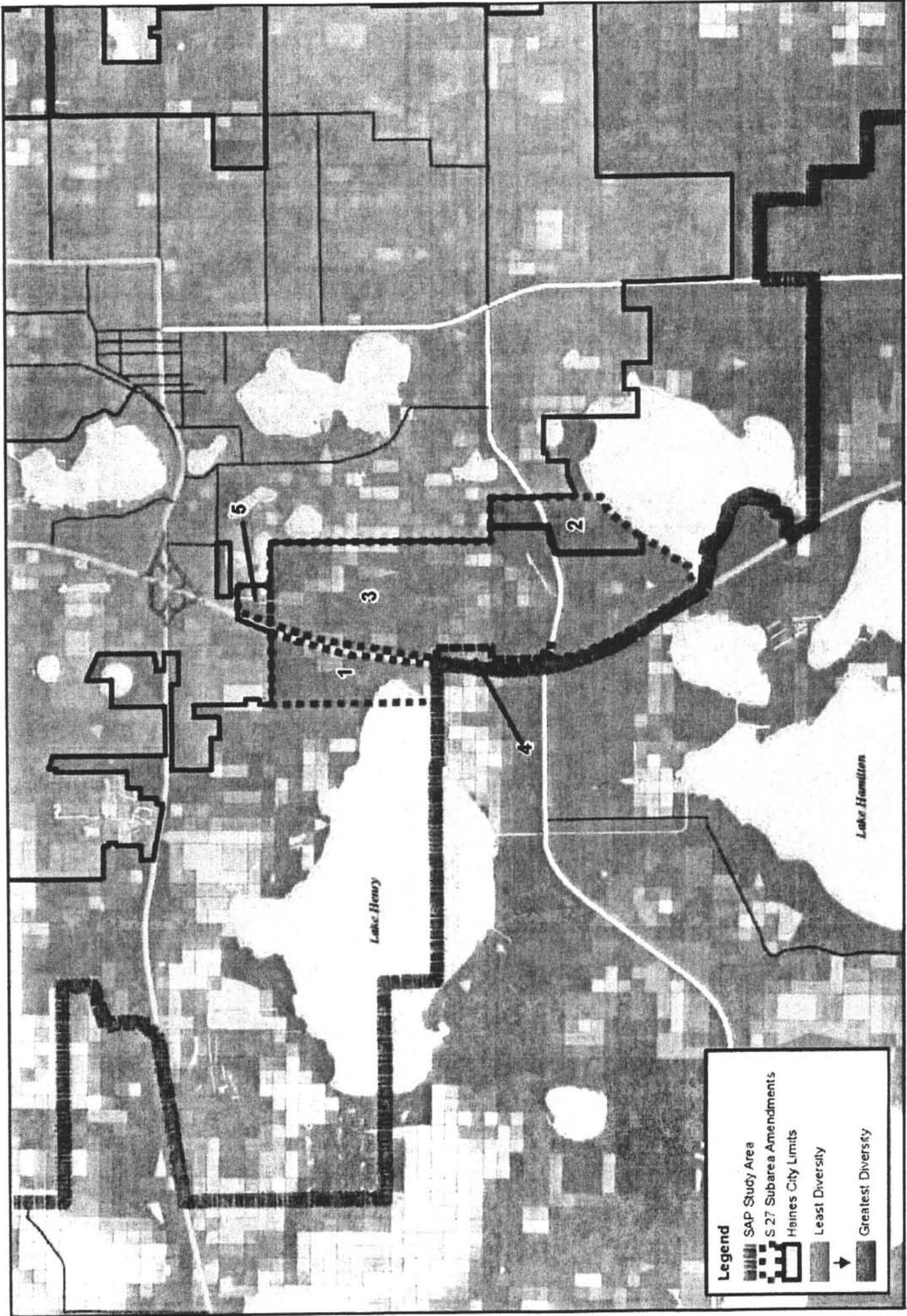
- SAP Study Area
- Haines City Limits
- S US 27 Subarea Amendments

Vegetation

- Urban
- Agriculture
- Rangeland
- Water
- Wetlands
- Utilities



E



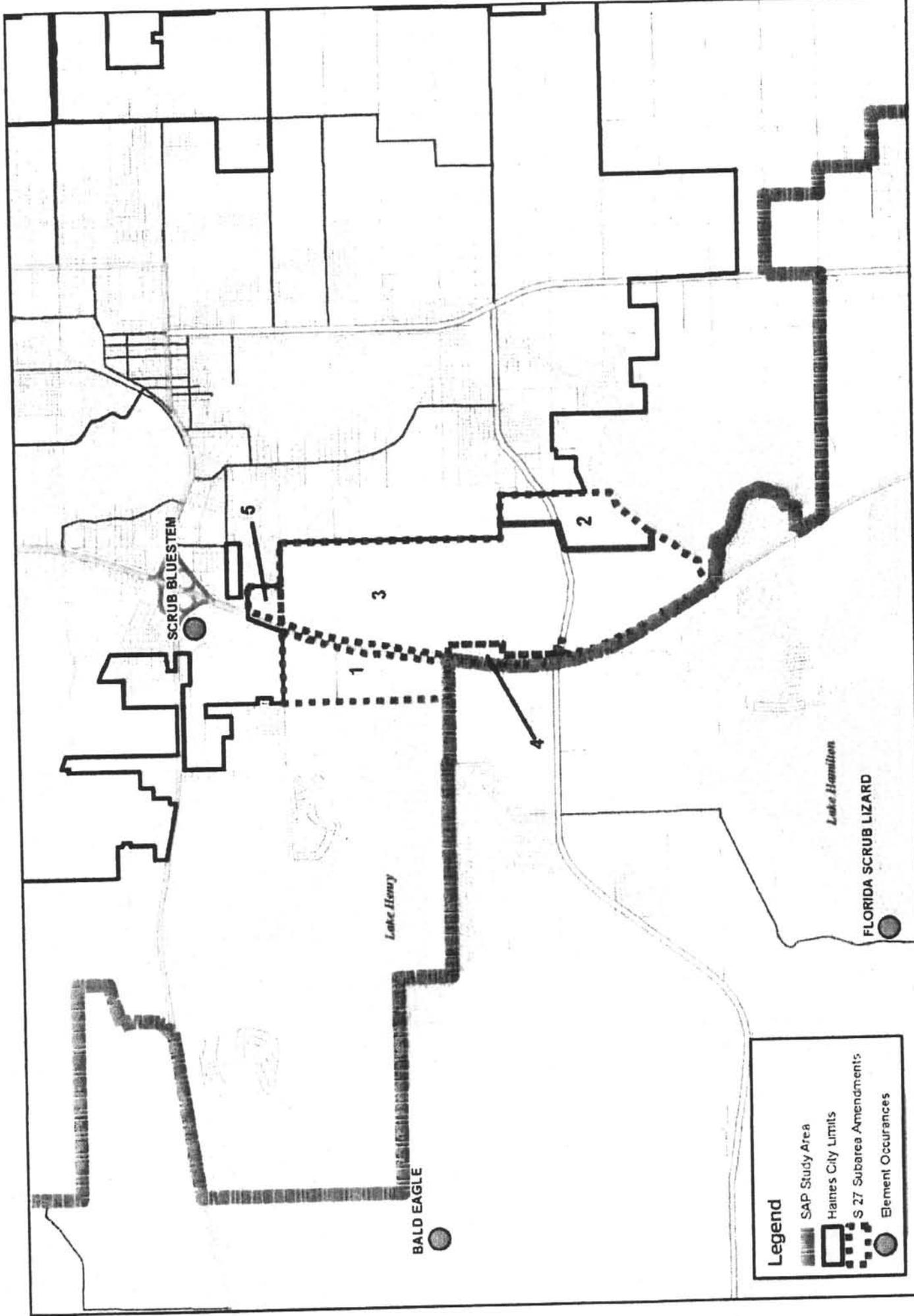
Legend

- SAP Study Area
- S 27 Subarea Amendments
- Haines City Limits
- Least Diversity
- Greatest Diversity



**Haines City Selected Area Plan (SAP)
Biodiversity Hotspots: South US 27 Sub-Area
Map 5-9**

June 16, 2008



**Haines City Selected Area Plan (SAP)
Listed Species: South US 27 Sub-Area
Map 5-h**

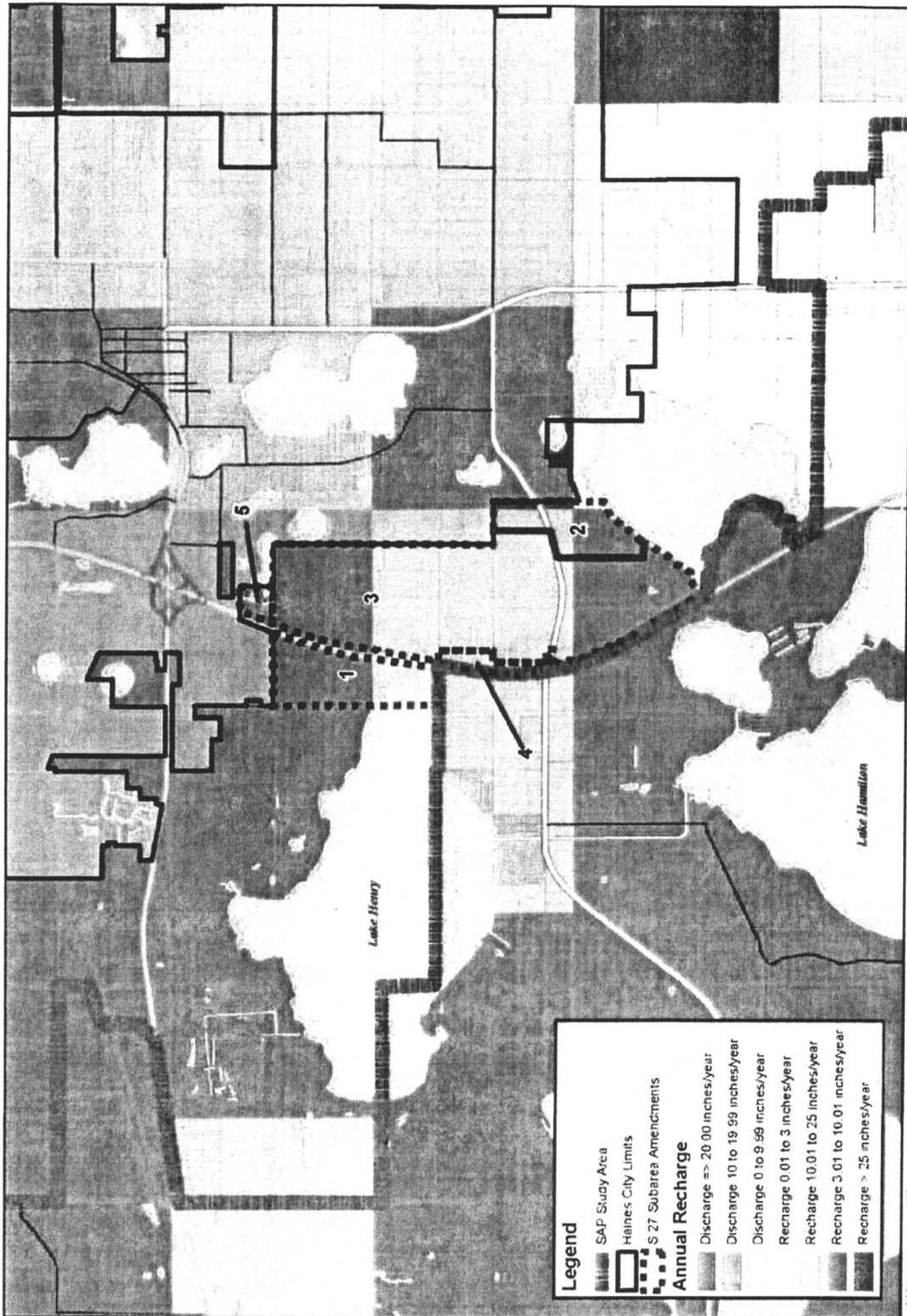
June 16 2008

Legend

- SAP Study Area
- Haines City Limits
- S 27 Subarea Amendments
- Element Occurrences



City of Haines City, Florida



Legend

- SAP Study Area
- Haines City Limits
- S 27 Subarea Amendments

Annual Recharge

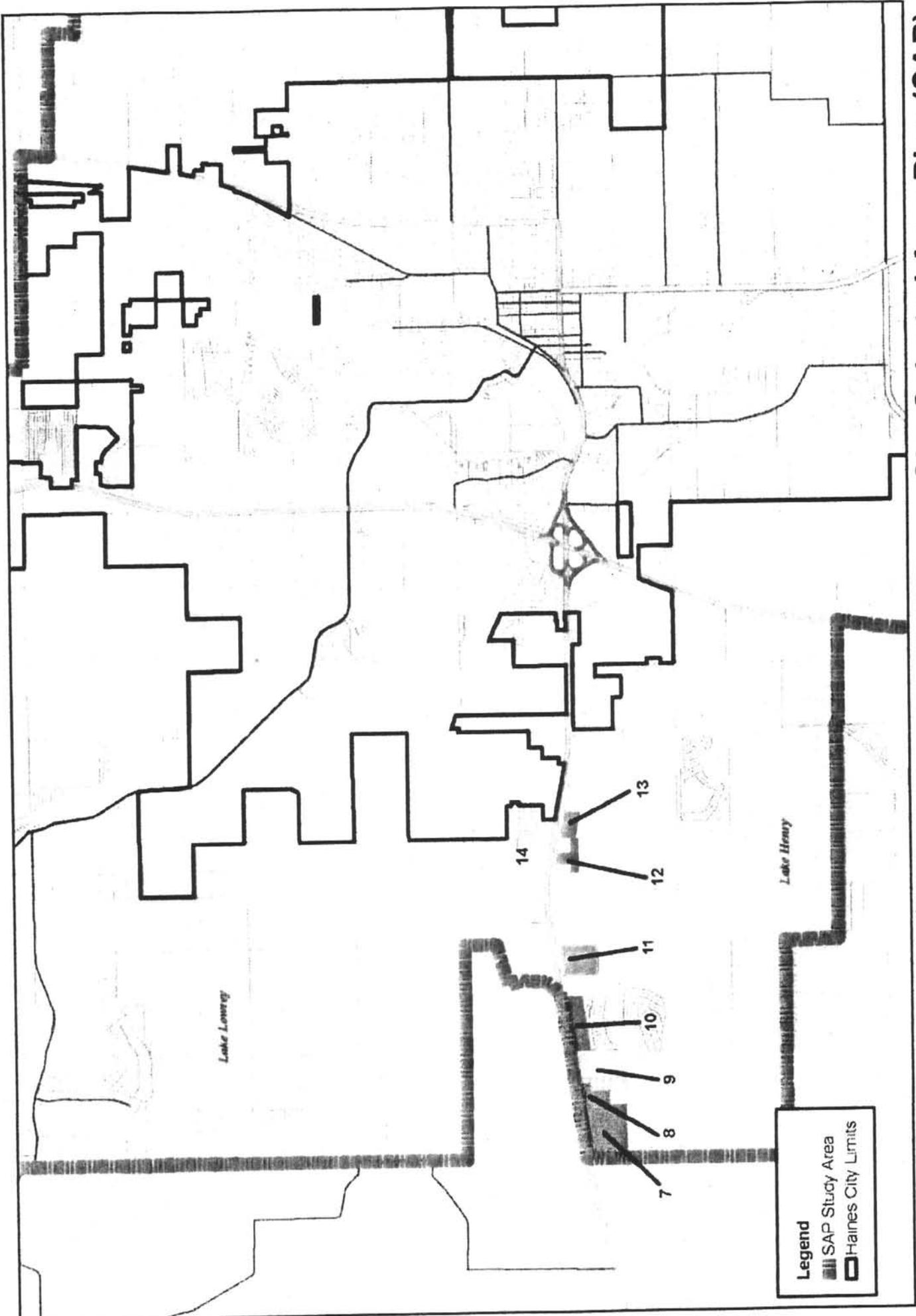
- Discharge \geq 20.00 inches/year
- Discharge 10 to 19.99 inches/year
- Discharge 0 to 9.99 inches/year
- Recharge 0.01 to 3 inches/year
- Recharge 10.01 to 25 inches/year
- Recharge 3.01 to 10.01 inches/year
- Recharge $>$ 25 inches/year



Haines City Selected Area Plan (SAP)
Recharge Areas: South US 27 Sub-Area
 Map 5-i

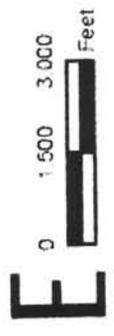
June 16, 2008

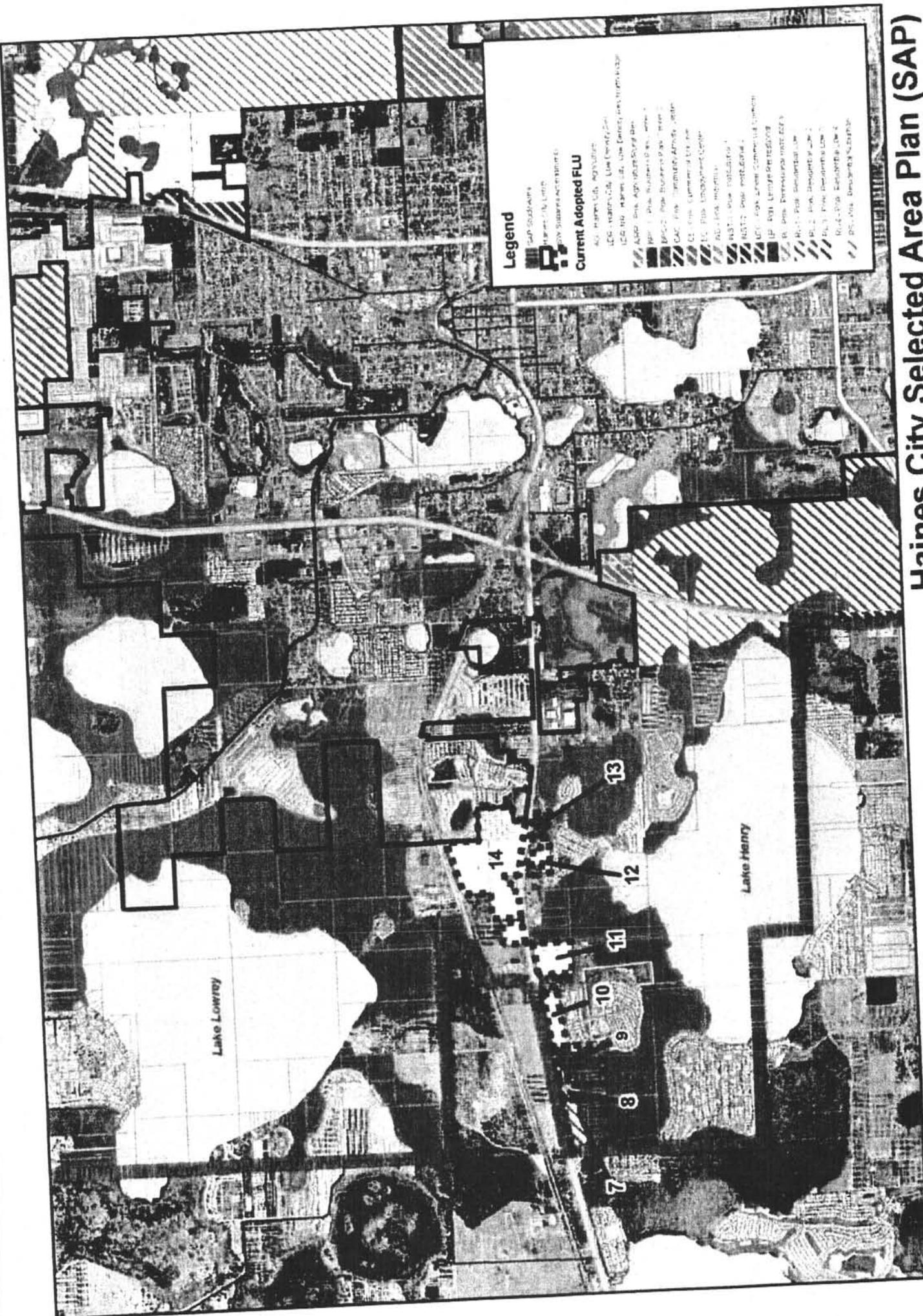
Southwest Sub-Area



**Haines City Selected Area Plan (SAP)
Southwest Sub-Area Amendments
Map 6-a**

June 16, 2008





Legend

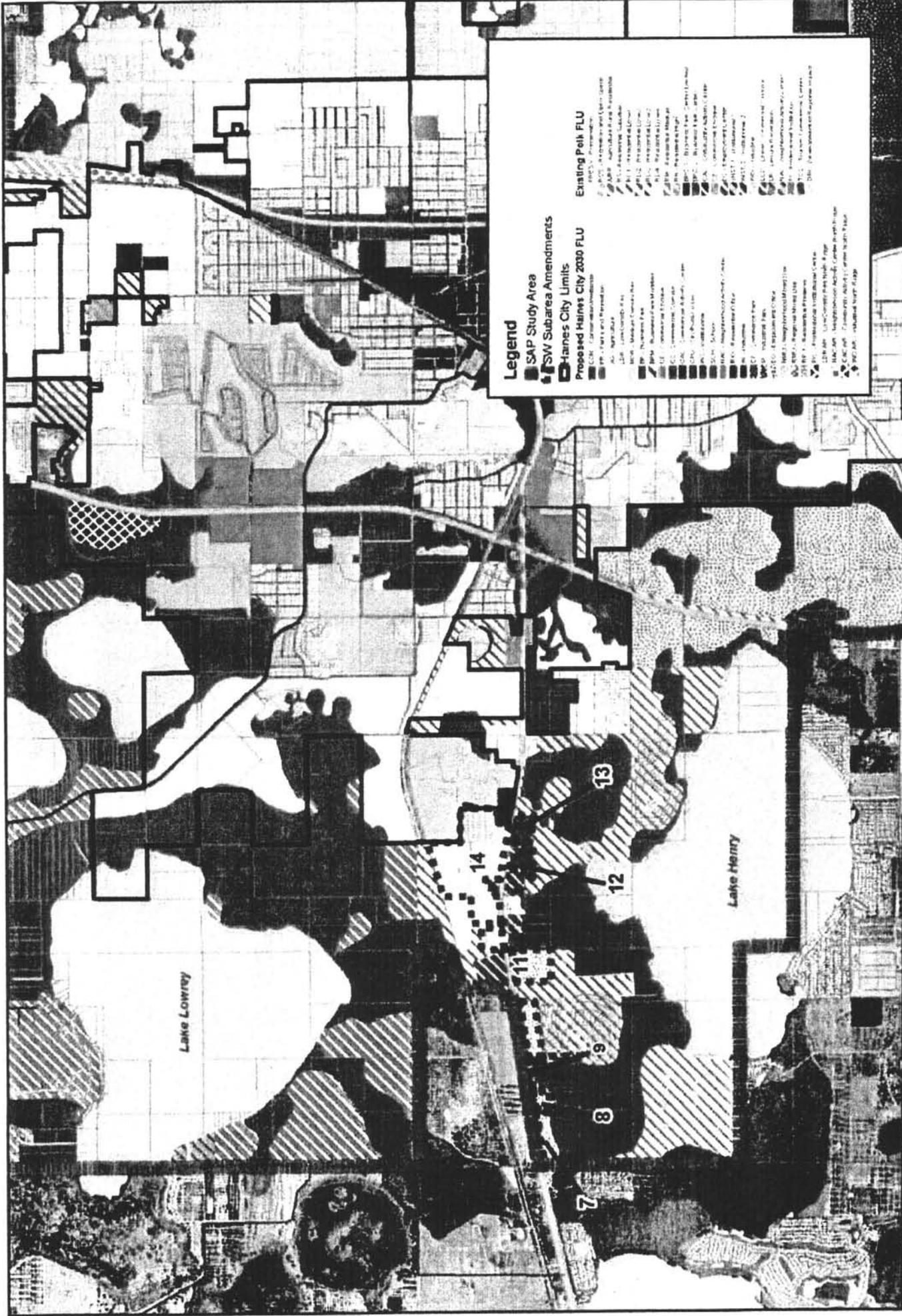
- SAP Study Area
- Haines City Limits
- City Subarea Activities
- Current Adopted FLU**
- AG - Haines City Agriculture
- LDC - Haines City, Low Density Residential
- LDC-MD - Haines City, Medium Density Residential
- ASDP - Haines City, Agriculture
- R1 - Single-Family Residential
- R2 - Single-Family Residential
- R3 - Single-Family Residential
- R4 - Single-Family Residential
- R5 - Single-Family Residential
- R6 - Single-Family Residential
- R7 - Single-Family Residential
- R8 - Single-Family Residential
- R9 - Single-Family Residential
- R10 - Single-Family Residential
- R11 - Single-Family Residential
- R12 - Single-Family Residential
- R13 - Single-Family Residential
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- R15 - Single-Family Residential
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- R23 - Single-Family Residential
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- R38 - Single-Family Residential
- R39 - Single-Family Residential
- R40 - Single-Family Residential
- R41 - Single-Family Residential
- R42 - Single-Family Residential
- R43 - Single-Family Residential
- R44 - Single-Family Residential
- R45 - Single-Family Residential
- R46 - Single-Family Residential
- R47 - Single-Family Residential
- R48 - Single-Family Residential
- R49 - Single-Family Residential
- R50 - Single-Family Residential

**Haines City Selected Area Plan (SAP)
Adopted Future Land Use: Southwest Sub-Area**

June 16, 2006

Map 6-b



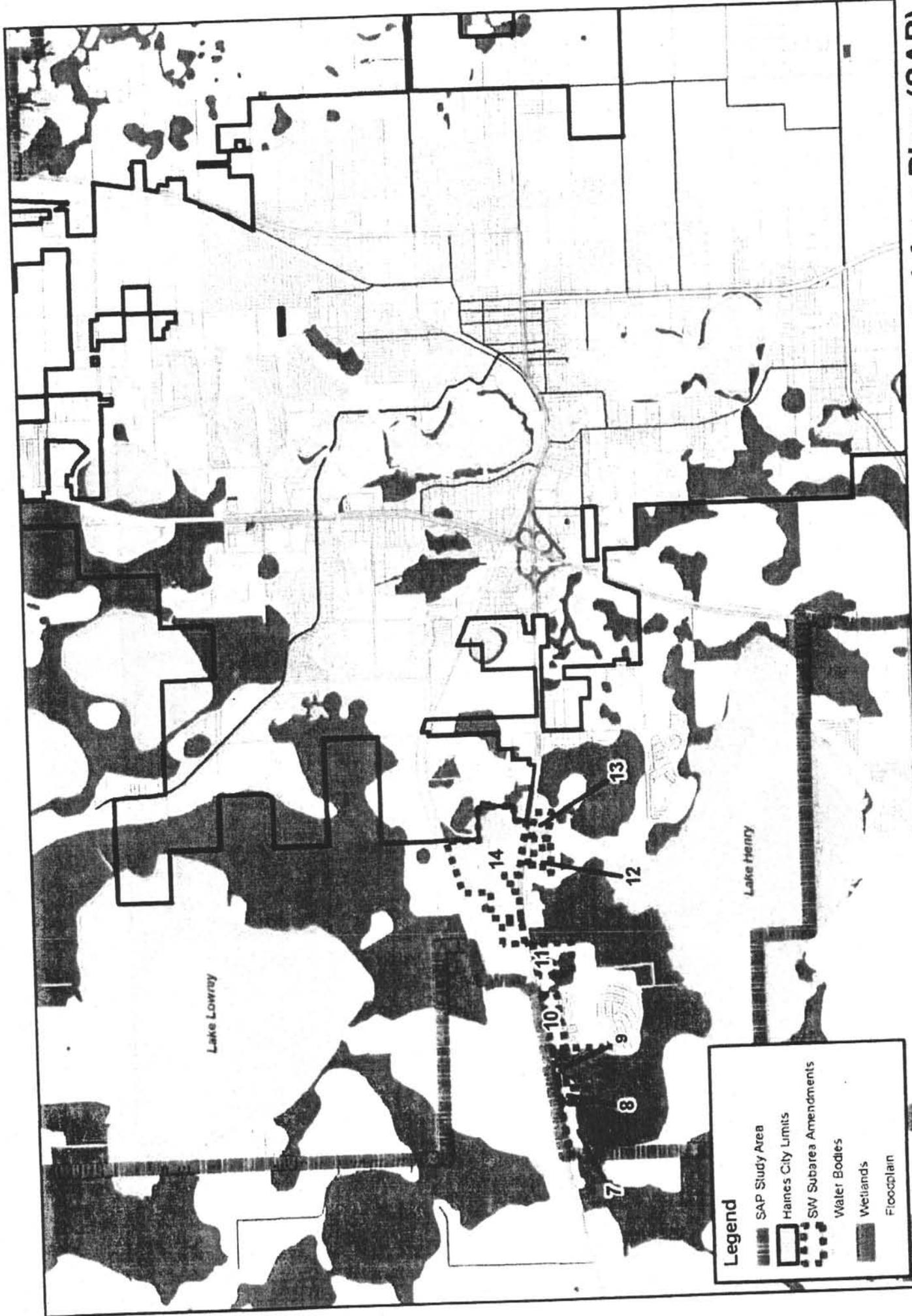


- Legend**
- SAP Study Area
 - ▨ SW Subarea Amendments
 - Haines City Limits
 - Proposed Haines City 2030 FLU
 - 1. Single-Family Detached
 - 2. Single-Family Attached
 - 3. Medium-Density Residential
 - 4. High-Density Residential
 - 5. Office
 - 6. Retail
 - 7. Community Center
 - 8. Civic
 - 9. Institutional
 - 10. Industrial
 - 11. Employment
 - 12. Entertainment
 - 13. Community Center
 - 14. Institutional
 - Existing Poll FLU
 - 1. Single-Family Detached
 - 2. Single-Family Attached
 - 3. Medium-Density Residential
 - 4. High-Density Residential
 - 5. Office
 - 6. Retail
 - 7. Community Center
 - 8. Civic
 - 9. Institutional
 - 10. Industrial
 - 11. Employment
 - 12. Entertainment
 - 13. Community Center
 - 14. Institutional

**Haines City Selected Area Plan (SAP)
2030 Proposed Future Land Use: Southwest Sub-Area
Map 6-c**

June 12, 2008



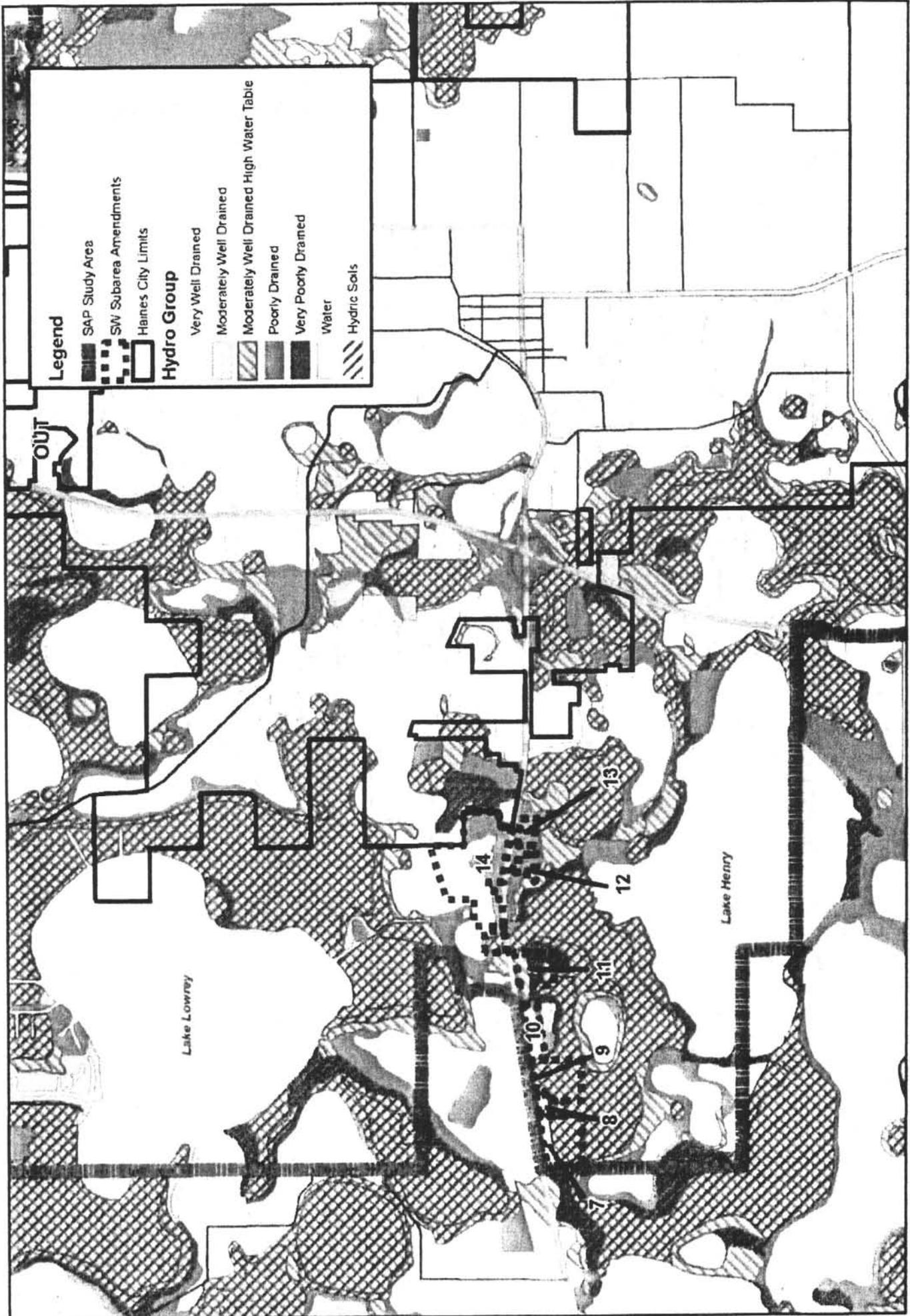


Haines City Selected Area Plan (SAP)
Wetlands, Waterbodies, and Floodplain: Southwest Sub-Area
 Map 6-d

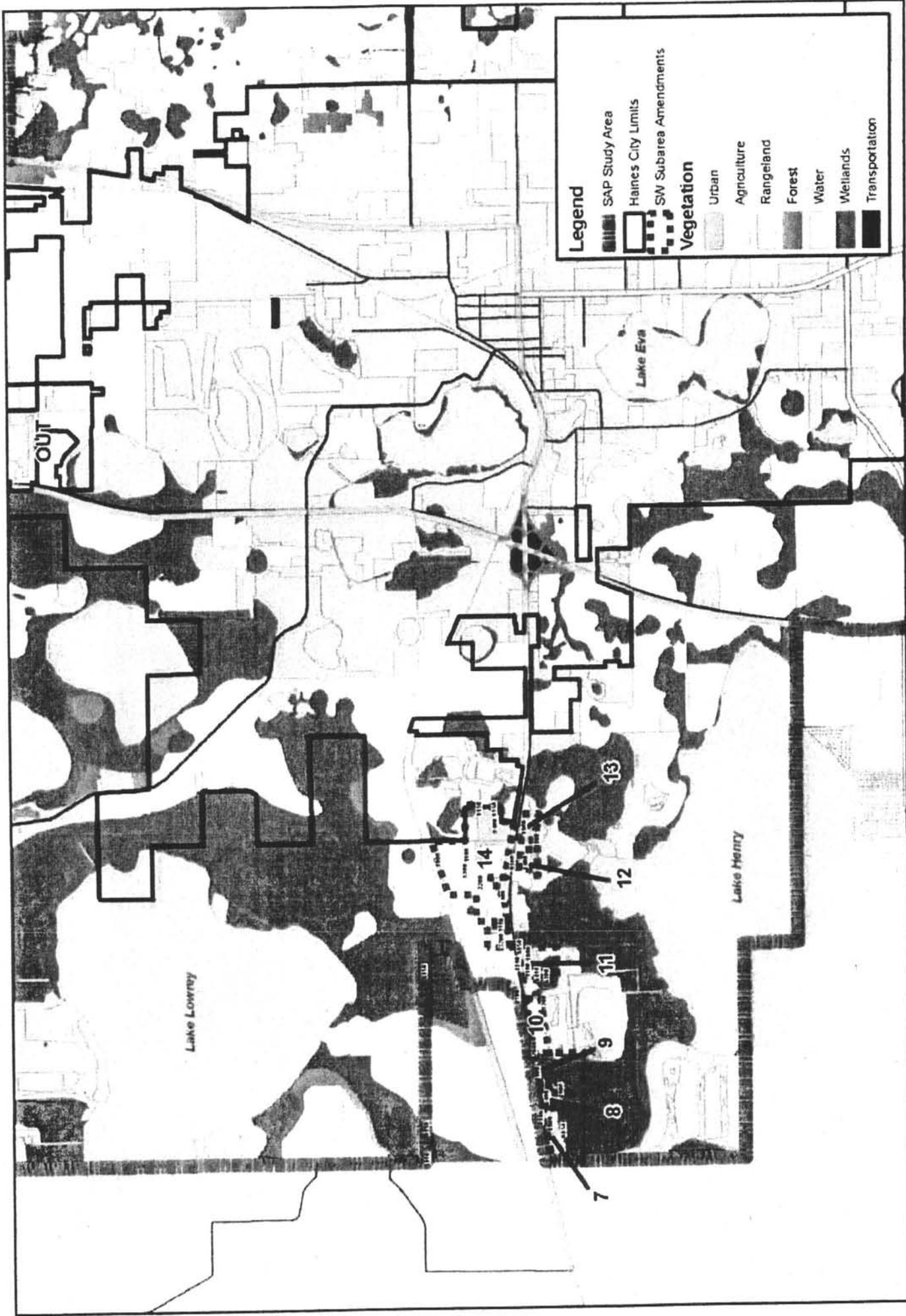
June 16, 2008

0 1,500 3,000 Feet

DATE PLOTTED: 6/16/08



Haines City Selected Area Plan (SAP)
Soil Hydrogroup: Southwest Sub-Area
 Map 6-e
 June 27, 2008

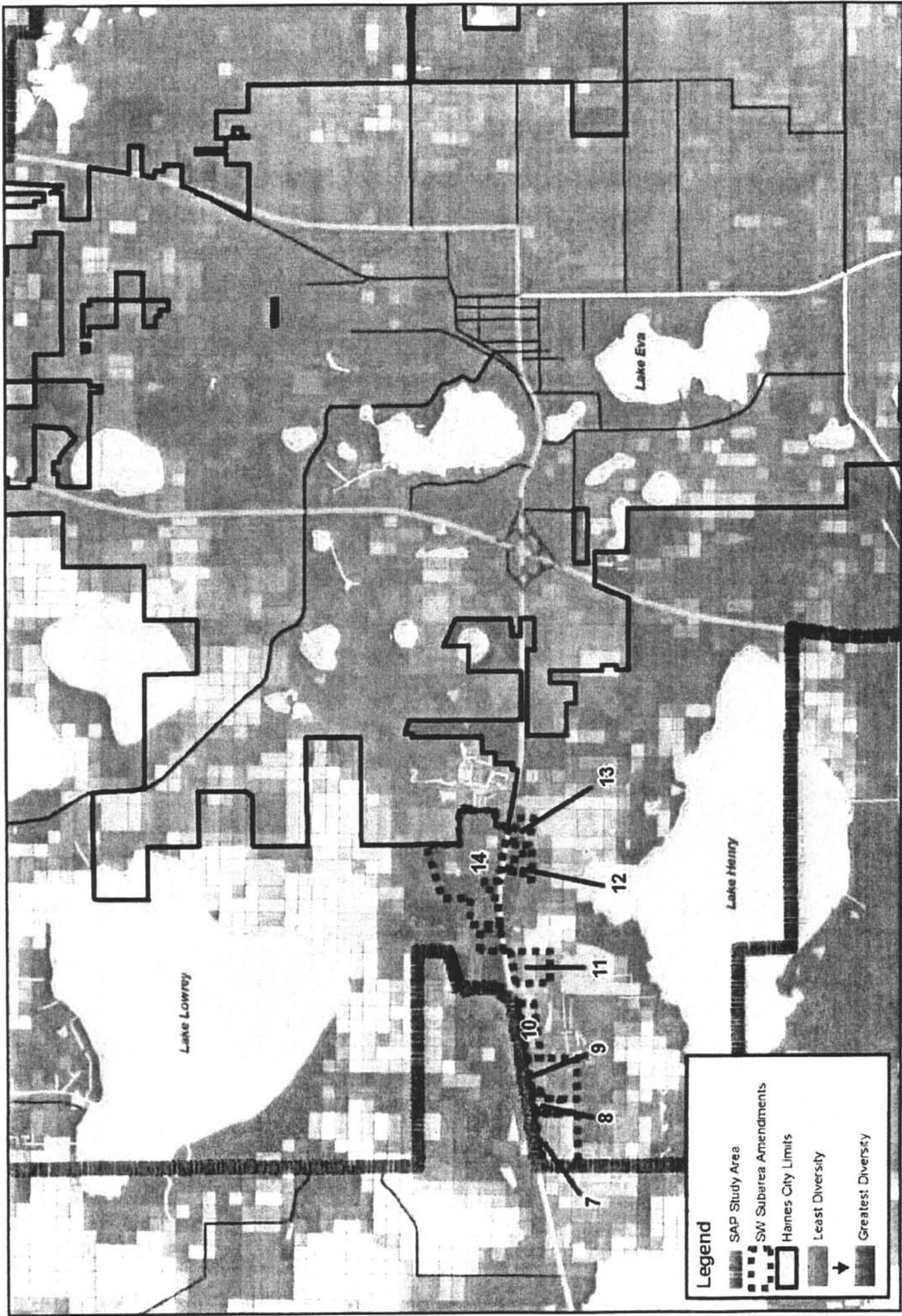


Haines City Selected Area Plan (SAP)
Vegetation: Southwest Sub-Area
 Map 6-f

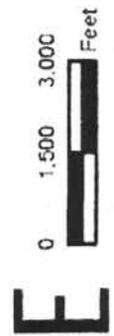
June 27 2008

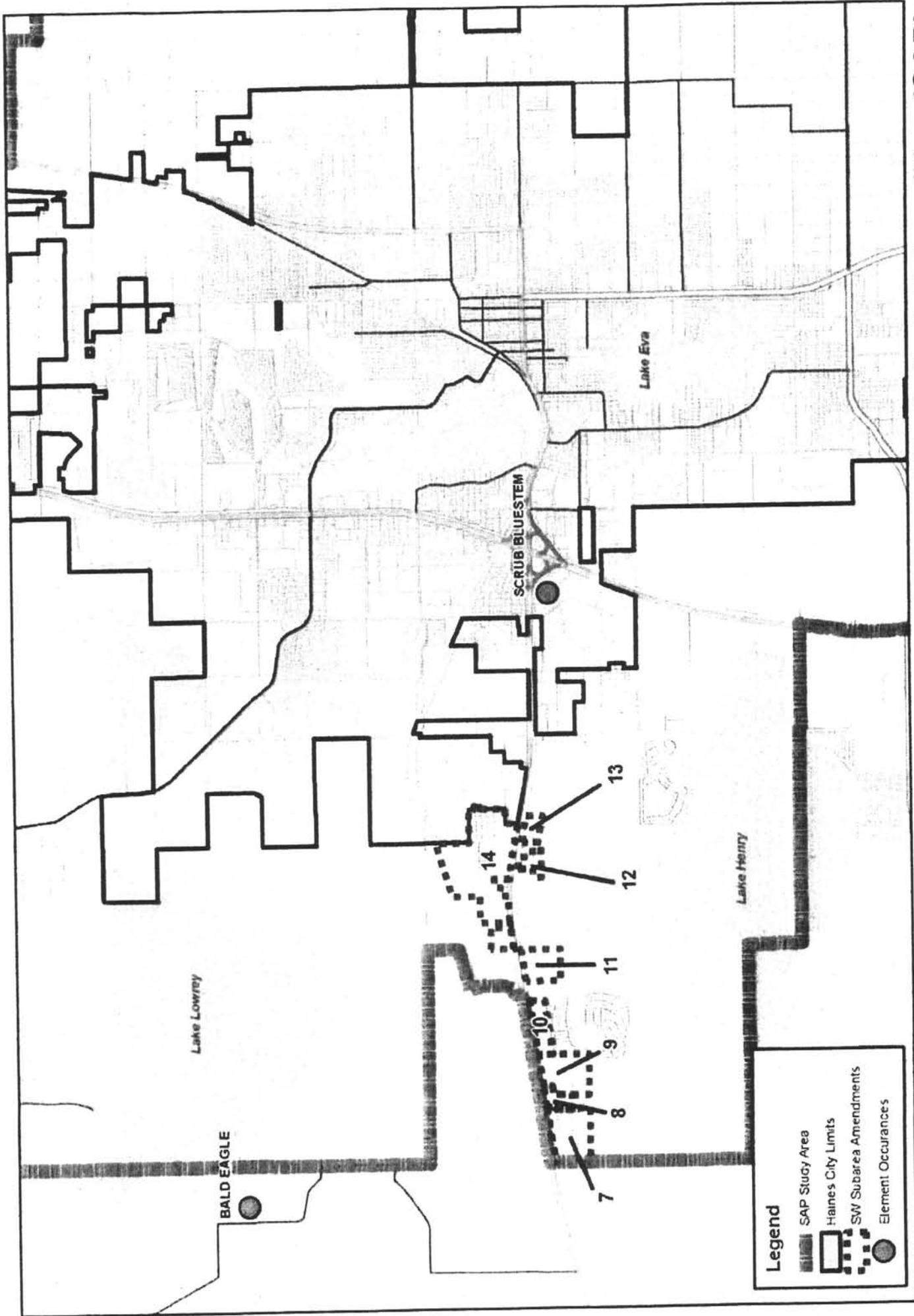


DATE: 6/27/08



**Haines City Selected Area Plan (SAP)
Biodiversity Hotspots: Southwest Sub-Area**
Map 6-g
June 16, 2008





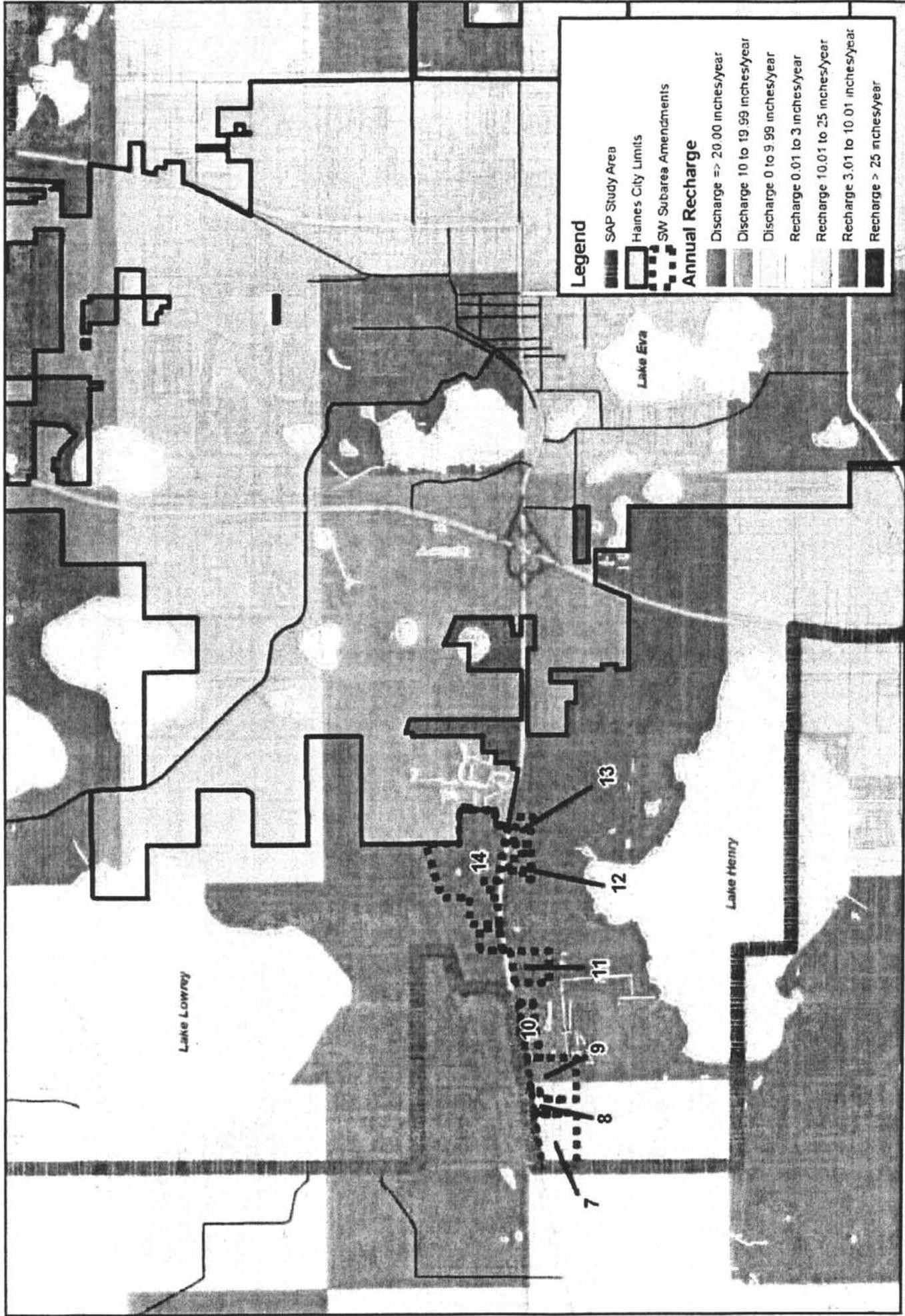
Legend

- SAP Study Area
- Haines City Limits
- SW Subarea Amendments
- Element Occurrences



**Haines City Selected Area Plan (SAP)
Listed Species: Southwest Sub-Area
Map 6-h**

June 16, 2008



Haines City Selected Area Plan (SAP) Recharge Areas: Southwest Sub-Area

June 16, 2008

Table S2:

Haines City SAP FLU Amendments: Northeast Sub-Area

Amendment Number	Amendment Acreage	Water Acreage	Wetland Acreage	Floodplain Acreage	Upland Acreage*	Net Available Acreage**	Approved FLU	Max Allowed Density/Intensity	Max Allowed Density/Intensity	Max Density (du/acre)	Min Density (du/acre)	Min Proposed Density/Intensity	Proposed FLU	Min Proposed Density/Intensity	Min Res. Development (du)	Transfer Units	Total Max Res. Development (du)	Max Non-Res. Development (du)	Max Non-Res. Development (du)	Res. Development Change (du)	Non-Res. Development Change (du)
21	5.8	0.0	0.0	0.0	5.8	5.8	Residential Use - 1	1 du/5.8 ac	0	79	0	4 du/5.8 ac	Residential Use - 1	4 du/5.8 ac	31	0	31	0	31	0	0
30	14.2	0.0	0.0	0.0	14.2	14.2	Low Density Residential	1 du/14.2 ac	0	64	0	4 du/14.2 ac	Low Density Residential	4 du/14.2 ac	12	0	12	0	12	0	0
31	11.8	0.0	0.0	0.0	11.8	11.8	Medium Density Residential	2 du/11.8 ac	0	76	0	4 du/11.8 ac	Medium Density Residential	4 du/11.8 ac	126	0	126	0	126	0	0
32	10.5	0.0	0.0	0.0	10.5	10.5	High Density Residential	4 du/10.5 ac	0	126	0	4 du/10.5 ac	High Density Residential	4 du/10.5 ac	170	0	170	0	170	0	0
33	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
34	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
35	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
36	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
37	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
38	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
39	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
40	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
41	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
42	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
43	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
44	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
45	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
46	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
47	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
48	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
49	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
50	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
51	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
52	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
53	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
54	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
55	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
56	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
57	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
58	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
59	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
60	10.5	0.0	0.0	0.0	10.5	10.5	Residential Use - 1	1 du/10.5 ac	0	79	0	4 du/10.5 ac	Residential Use - 1	4 du/10.5 ac	79	0	79	0	79	0	0
Subtotal	472.0	0.0	0.0	0.0	472.0	472.0			0	1,009	0	4,649		4,649	329	0	329	0	329	0	0
Total	1,009	0.0	0.0	0.0	1,009	1,009			0	1,009	0	4,649		4,649	329	0	329	0	329	0	0

Upland Acreage is defined as the gross acreage minus wetland, water bodies, and floodplain acreage.
 Net available acreage is defined as 80% of the upland acreage.
 Residential credits are transferred from wetlands at 1 unit/10 acres and floodplain at 1 unit/5 acres.
 * Non-residential uses within Neighborhood Mixed Use districts are capped at 600,000 sq ft per sub-area based on location standards for neighborhood and community scale retail centers. Since the purpose of this table is to determine needed infrastructure and not to allocated uses between individual properties, the maximum non-residential development for each individual amendment has been calculated without constraint. However, the constraints are reflected in the subarea totals. Therefore, note that the Max Non-Res. Development column will not sum to the reported total at the bottom of the column. In addition, the maximum residential development is assumed to take advantage of the density incentive for TND at 4 units/acre.
 ** All Residential Low categories are interchangeable with only the equivalent of a zoning change and do not require a Comp Plan amendment. The maximum density of 4 du/acre is applied to all RL properties for the purpose of this analysis.
 The A/RR category can be built out at 1 du/acre utilizing Polk County's Rural Residential Development process. For this analysis, it is assumed that all A/RR land will be built out at this density.
 Densities in Polk are calculated based on "gross acreage" defined as the total acreage minus natural water bodies.

Table S3:
Haines City SAP FLU Amendments: Southeast Sub-Area

Amendment Number	Amendment Area	Water Acreage	Wetland Acreage	Floodplain Acreage	Upland Acreage*	Net Available Acreage*	Adopted FLU	Max Adopted Density/Intensity	Max Res Development (du)	Max Non-Res Development (du)	Proposed FLU	Max Proposed Density/Intensity	Max Res Development (du)	Transfer Units	Total Max Res Development (du)	Max Non-Res Development (du)	Res Development Change (du)	Non-Res Development Change (du)	
Amendments Currently in Polk County																			
23	21.1	0.0	0.0	0.0	21.1	16.9	Residential Low-3	4 du/ac	84	0	Low Density Residential	4 du/ac	68	0	68	0	-17	0	
24	153.2	1.8	11.6	0.5	139.3	111.4	Residential Low-1	4 du/ac	606	0	Low Density Residential	4 du/ac	446	1	447	0	-159	0	
25	229.6	0.0	65.1	2.2	160.4	122.3	Agriculture/Rural Residential	1 du/5 ac	16	16	Low Density Residential	4 du/ac	520	-	520	0	174	0	
27*	985.5	2.1	5.7	20.5	357.7	286.1	Agriculture/Rural Residential	1 du/5 ac	77	0	Employment Office	10 du/ac, 70 FAR	572	5	577	5,739,783	590	6,979,783	
28	126.1	0.0	7.0	45.2	80.9	64.7	Industrial-2	25 FAR	0	0	City/Public Use	25 FAR	0	0	0	26,428	0	-648,280	
29	66.5	0.0	0.0	0.0	66.5	55.7	Industrial-3	1 du/5 ac	18	0	Neighborhood Mixed Use	4 du/ac, 60 FAR	223	4	229	1,454,839	209	1,654,837	
30	137.5	0.0	0.0	0.0	137.5	110.0	Agriculture/Rural Residential	1 du/5 ac	0	0	Industrial Park	0.35 FAR	0	0	0	1,677,005	0	-2,515,520	
31	72.1	0.0	0.0	0.0	72.1	17.6	Industrial	70 FAR	0	0	Industrial Park	0.35 FAR	0	0	0	285,949	0	-403,422	
32	482.5	0.0	7.0	0.0	475.5	365.9	Agriculture/Rural Residential	1 du/5 ac	93	0	Industrial Park	0.35 FAR	0	0	0	5,576,021	-53	5,576,021	
33	434.3	0.0	1.1	12.5	420.6	336.5	Agriculture/Rural Residential	1 du/5 ac	87	0	Industrial Park	0.35 FAR	0	0	0	5,130,332	-87	5,130,332	
34	30.1	0.0	0.0	0.0	30.1	24.1	Industrial	70 FAR	0	0	Industrial Park	0.35 FAR	0	0	0	366,944	0	-550,416	
35	2,249.2	20.0	44.0	76.5	2,108.8	1,607.1	Agriculture/Rural Residential	1 du/5 ac	446	0	Neighborhood Mixed Use	4 du/ac, 70 FAR	6,746	20	6,766	14,003,199	5,322	44,093,199	
36	39.4	0.0	1.7	0.0	37.7	29.5	Agriculture/Rural Residential	1 du/5 ac	8	0	Low Density Residential	4 du/ac	118	0	118	0	111	0	
37	50.3	0.0	0.0	0.0	50.3	40.2	Agriculture/Rural Residential	1 du/5 ac	10	0	Low Density Residential	4 du/ac	161	0	161	0	131	0	
38	10.8	0.0	0.0	0.0	10.8	7.5	Agriculture/Rural Residential	1 du/5 ac	2	0	Low Density Residential	4 du/ac	30	0	30	0	-28	0	
39	11.5	0.0	0.0	0.0	11.5	9.2	Agriculture/Rural Residential	1 du/5 ac	1	0	Low Density Residential	4 du/ac	37	0	37	0	34	0	
90	38.4	0.0	0.0	0.0	38.4	31.6	Agriculture/Rural Residential	1 du/5 ac	8	0	Industrial Park	0.35 FAR	0	0	0	481,042	8	481,042	
Amendments Currently in Haines City																			
26	146.4	4.3	5.9	0.0	146.3	129.0	Low Density Residential	4 du/ac	437	0	Employment Office	10 du/ac, 70 FAR	216	1	219	2,659,852	-215	2,659,852	
Total	4,616.9	28.1	136.3	18.8	4,298.0	3,431.7			3,923	7,154,933			9,133	30	9,171	20,406,111	7,248	17,281,152	

Upland Acreage is defined as the gross acreage minus wetland, water bodies, and floodplain acreage.
 Net Available Acreage is defined as 80% of the upland acreage.
 Residential credits are transferred from wetlands, at 1 unit/10 acres, and floodplain at 1 unit/5 acres.
 * Non-residential uses within Neighborhood Mixed Use districts are capped at 600,000 sq ft per sub-area.
 Employment Office assumes 20% multi-family residential acreage and 50% non-residential acreage.
 Non-residential uses within Neighborhood Mixed Use districts are capped at 600,000 sq ft per sub-area based on local standards for neighborhood and community scale retail centers. Since the purpose of this table is to determine needed infrastructure and not to allocated uses between individual properties, the maximum non-residential development for each individual amendment has been calculated without constraint. However, the constraints are reflected in the sub-area totals. Therefore, note that the Max Non-Res Development column will not sum to the reported total at the bottom of the column. In addition, the maximum residential development is assumed to take advantage of the density incentive for TND at 4 units/acre.
 All Residential Low categories are interchangeable with only the equivalent of a zoning change and do not require a Comp Plan amendment. The maximum density of 4 du/acre is applied to all RL properties for the purpose of this analysis.
 The A/R category can be built out at 1 du/acre utilizing Polk County's Rural Residential Development process. For this analysis, it is assumed that all A/R land will be built out at this density.
 Densities in Polk are calculated based on "gross acreage" defined as the total acreage minus natural water bodies.

Table S4:
Haines City SAP FLU Amendments: South US 27 Sub-Area

Amendment Number	Amendment Acreage	Water Acreage	Wetland Acreage	Floodplain Acreage	Upland Acreage*	Net Biddable Acreage*	Adopted FLU	Min Adopted Density/Intensity	Min Res. Development (du)	Min Res. Development (du)	Proposed FLU	Max Proposed Density/Intensity	Min Res. Development (du)	Transfer Units	Total Max Res. Development (du)	Min Res. Development (du)	Members Development Change (du)	Members Development Change (du)	
Amendments Currently in Polk County																			
1	117.0	1.4	41.3	27.9	35.3	29.1	Residential Suburban	1 du/3 ac	21	0	Regional Mixed Use	24 du/ac 2.0 FAR	124	10	164	1,893,505	153	1,999,502	
2	22.5	1.1	9.7	4.5	67.0	51.6	Residential Low-3	4 du/ac	325	0	Regional Mixed Use	24 du/ac 2.0 FAR	322	2	323	3,501,923	1	3,501,923	
3	152.8	2.9	124.4	229.7	225.9	109.7	Residential Low-1	4 du/ac	2,320	0	Regional Mixed Use	24 du/ac 2.0 FAR	1,031	54	1,143	11,808,255	1,177	11,808,255	
4	24.0	0.0	7.4	1.3	15.3	12.3	Commercial Activity Center	30 FAR	0	313,643	Regional Mixed Use	24 du/ac 2.0 FAR	74	1	75	806,916	75	487,177	
5	14.2	2.7	0.3	11.5	0.0	0.0	Commercial Freeway	35 FAR	0	176,393	Regional Mixed Use	24 du/ac 2.0 FAR	0	1	1	0	1	176,393	
Subtotal	360.5	18.2	182.9	274.8	544.5	275.8			2666	490,038			1,654	71	1,724	18,010,399	940	17,510,547	

*Upland Acreage is defined as the gross acreage minus wetland, water bodies, and floodplain acreage

*Net Biddable acreage is defined as 80% of the upland acreage

*Residential credits are transferred from wetlands at 1 unit/10 acres and floodplain at 1 unit/5 acres

*Regional Mixed Use assumes a typical mix of 25% residential and 75% non-residential

All Residential Low categories are interchangeable with only the equivalent of a zoning change and do not require a Comp Plan amendment. The maximum density of 4 du/acre is applied to all RL properties for the purpose of this analysis.

Densities in Polk are calculated based on "gross acreage" defined as the total acreage minus natural water bodies.

Table S5:

Haines City SAP FLU Amendments: Southwest Sub-Area

Amendment Number	Amendment Acreage	Waters Acreage	Wetland Acreage	Floodplain Acreage	Upland Acreage	Net Buildable Acreage	Adopted FLU	Max Adopted Density/Intensity	Max Res. Dev. Development (du)	Max Res. Dev. Development (du)	Max Proposed Density/Intensity	Max Res. Dev. Development (du)	Transfer Units	Total Max Res. Dev. Development (du)	Max Res. Dev. Development (du)	No. Development Change (du)	Max. Res. Development Change (du)
Amendments Currently in Polk County																	
7	29.1	0.0	18.2	0.0	10.9	8.7	Residential Low-1	4 du/ac	116	0	10 du/ac, 70 FAR	17	2	19	212,265	97	212,266
8	13.3	0.0	1.5	0.0	4.9	3.9	Commercial Enclave	35 FAR	0	95,336	10 du/ac, 70 FAR	8	0	8	55,014	8	1,322
9	28.0	0.0	12.2	1.0	2.7	2.1	Residential Low-1	4 du/ac	104	0	10 du/ac, 70 FAR	2	2	7	53,522	97	53,522
10	11.4	0.0	0.1	0.0	11.3	9.0	Residential Low-4	4 du/ac	45	0	10 du/ac, 70 FAR	18	0	18	270,817	27	230,417
11	15.6	0.0	6.8	5.8	1.2	1.0	Residential Low-4	4 du/ac	66	0	10 du/ac, 70 FAR	2	0	4	24,009	43	24,007
12	5.6	0.0	0.0	0.0	6.6	5.3	Residential Low-4	4 du/ac	26	0	15 FAR	0	0	0	80,317	26	80,312
13	6.1	0.0	0.0	0.0	6.1	4.9	Business Park Center-1	75 FAR	0	198,518	35 FAR	0	0	0	74,151	0	124,467
14	85.2	0.4	2.0	1.0	78.8	63.9	Residential Low-4	4 du/ac	339	0	4 du/ac	255	1	256	0	83	0
Total	187.2	0.4	38.5	12.8	113.5	98.8			698	294,254		365	8	313	758,998	-185	485,013

Upland Acreage is defined as the gross acreage minus wetland, water bodies, and floodplain acreage.

Net buildable acreage is defined as 80% of the upland acreage.

Residential credits are transferred from wetlands at 1 unit/10 acres and floodplain at 1 unit/5 acres.

Employment Office assumes 20% multi-family residential and 80% non-residential.

The A/RR category can be built out at 1 du/acre utilizing Polk County's Rural Residential Development process. For this analysis, it is assumed that all A/RR land will be built out at this density.

Densities in Polk are calculated based on "gross acreage" defined as the total acreage minus natural water bodies.