WINTER HAVEN
THE CHAIN OF LAKES CITY

PLANNING COMMISSION MEETING

DATE: Tuesday, March 4, 2025, 6:00 p.m.

LOCATION: City Hall, John Fuller Auditorium
451 Third Street NW
Winter Haven, FL 33881

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1. Call to Order

2. Roll Call

3. Invocation and Pledge of Allegiance

4. Approval of Minutes

4.A **February 4, 2025 Meeting Minutes**

Staff Contact: *Jordan Warren, Planning Assistant, jwarren@mywinterhaven.com*

February 4, 2025 Meeting Minutes

5. Explanation of Hearings by Chair

6. Hearings - Old Business

7. Hearings - New Business

7.A **P-25-11 and P-25-12 - Request by PTP Real Estate Enterprises, LLC to assign Neighborhood Support Future Land Use to an annexed parcel and to assign Commercial- Highway (C-3) zoning district to the same annexed parcel. General Location: 75 Sage Road. The area covered by this request is 8.64+/- acres.**

Staff Contact: *Heather Reuter, Senior Planner, hreuter@mywinterhaven.com*

Summary - Case Numbers P-25-11 and P-25-12

7.B **P-25-14- Administrative request to amend the 2035 Winter Haven Comprehensive Plan by amending the Future Land Use Element, Transportation Element, and the Transportation Map Series to assist in preserving transportation corridors within the City and to reflect potential alignments for the proposed Central Polk Parkway-East**

Staff Contact: *Sean Byers, Planning Manager, sbyers@mywinterhaven.com*

Summary - Case Number P-25-14

8. Other Business

8.A **Comments from Staff**

8.B Comments from Planning Commissioners

8.C Comments from the Public

9. Adjournment

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

CITY OF WINTER HAVEN
PLANNING COMMISSION MEETING MINUTES
February 4, 2025

1. **CALL TO ORDER**
Chair Wells called the meeting to order at 6:00 p.m.

2. **ROLL CALL**
Commissioners Present: Chair Colin Wells, Vice-Chair Wendy Venters, Mario Manago, Ed Smith, Kevin Tison, Bob Lanpher, Lorena Cordero, and Craig Fuller (arrived late at 6:04 p.m.)

Commissioners Absent: Tina Summerlin

Mrs. Warren confirmed a quorum.

Staff Present:
Sean Byers, Planning Manager; Heather Reuter, Senior Planner; Chris Young, Senior Planner; and Jordan Warren, Planning Assistant

3. **INVOCATION AND PLEDGE OF ALLEGIANCE**
Invocation and Pledge of Allegiance led by Chair Wells.

4. **APPROVAL OF MINUTES**
Chair Wells asked for a motion to approve the January 7, 2025 Planning Commission Meeting Minutes. Motion was made by Vice-Chair Venters for approval of the January 7, 2025 Planning Commission Meeting Minutes; Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote. (7:0)

5. **EXPLANATION OF HEARINGS**

Chair Wells provided the explanation of hearings.

6. **HEARINGS – OLD BUSINESS** – None

7. **HEARINGS – NEW BUSINESS**

A. Case Numbers P-25-01-S: Request by Tina Ramkissoon for Special Use Approval for a childcare facility in the Mixed Use (MX) zoning district. **General Location:** 121 Bates Avenue, SE. The area covered by this request is 0.21± acres.

Mr. Young gave an overview of the request via a slideshow presentation. Mr. Young recommended approval of the request and conditions stated in the fact sheet.

Commissioner Fuller arrived during the presentation at 6:04 p.m.

Chair Wells asked the Commissioners if there were any questions for staff.

DRAFT

Chair Wells questioned if the petitioner owns the parcels located on First Street next to the subject property. Discussion ensued.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and state their name and address for the record. Hearing and seeing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions from commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Vice-Chair Venters. Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote. (8:0)

B. Case Number P-25-05: Request by Avid Group, LLC to rezone a parcel from Industrial- Light (I-1) zoning district to Commercial- Highway (C-3) zoning district. **General Location:** A parcel generally located at the southwest corner of the intersection of Dundee Road and Overlook Drive, SE. The area covered by this request is 4.89± acres.

Mrs. Reuter gave an overview of the request via a slideshow presentation. Mrs. Reuter recommended approval of the request.

Chair Wells asked the Commissioners if there were any questions for staff.

Chair Wells questioned what the buffer requirements would be along the adjacent neighborhood. Discussion ensued.

Chair Wells asked the Commissioners if there were any questions for staff. Seeing and hearing none, Chair Wells closed the regular meeting and opened the public hearing, asking anyone wishing to speak for or against this request to come to the podium, and state their name and address for the record. Hearing and seeing none, Chair Wells closed the public hearing and reopened the regular meeting.

Chair Wells asked if there were any other questions from commissioners. Hearing and seeing none, Chair Wells sought a motion for the case. Motion was made by Chair Wells. Commissioner Fuller seconded the motion. Motion carried by a unanimous voice vote. (8:0)

8. **<u>Other Business</u>**

A. Elections of Chair and Vice-Chair for 2025
Chair Wells asked a motion to be made for the nomination for Planning Commission Chair for 2025. Motion made by Vice-Chair Venters to reappoint Commissioner Wells as Chair. Commissioner Smith seconded the motion. Motion carried by unanimous voice vote (8:0)

Chair Wells asked a motion to be made for the nomination of Planning Commission Vice-Chair for 2025. Motion was made by Chair Wells to reappoint Vice-Chair Venters as Vice-Chair. Commissioner Smith seconded the motion. Motion carried by a unanimous voice vote (8:0)

B. Comments from Staff

- Mr. Byers provided an update on past items.

C. Comments from Commissioners – NONE

D. Comments from the Public – NONE

9. **Adjournment** – 6:15 p.m.

CITY OF WINTER HAVEN, FLORIDA
PLANNING COMMISSION

_____
Chair

ATTEST:

_____
Planning Commission Clerk

DRAFT

DATE: February 20, 2025

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity & Community Investment Director
Sean Byers, Planning Manager

FROM: Heather Reuter, Senior Planner

SUBJECT: Case Number P-25-11: Request by PTP Real Estate Enterprises, LLC to assign Neighborhood Support Future Land Use to an annexed parcel. General Location: 75 Sage Road. The area covered by this request is 8.64± acres; and

Case Number P-25-12: Request by PTP Real Estate Enterprises, LLC to assign Commercial- Highway (C-3) zoning district to an annexed parcel. General Location: 75 Sage Road. The area covered by this request is 8.64± acres; and

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BACKGROUND

PTP Real Estate Enterprises, LLC, petitioner, requests the City assign Neighborhood Support Future Land Use and Commercial- Highway (C-3) zoning district to an annexed parcel. The parcel, totaling 8.64± acres, is generally located at 75 Sage Road. The parcel was annexed into the City November 25, 2024. The petitioner intends to develop the property with a medical office.

As these requests contain a small-scale Future Land Use amendment, review by the Florida Department of Commerce (FloridaCommerce) and other state and local agencies is not required.

SURROUNDING USES

The subject property is located along the Dundee Road mixed use corridor which consists of a mixture of industrial, commercial, and residential. The property is surrounded by single-family residential to the north; single-family residential and a gas station to the east across Sage Road; a vacant commercial parcel located in Unincorporated Polk County to the south across Dundee Road; and a commercial parcel with mobile food vending to the west.

INFRASTRUCTURE

Based on 8.64 acres, the maximum potential square footage under the proposed Neighborhood Support Future Land Use would be 94,090 square feet (8.64 acres x 43,560 sf x 0.25 FAR). The table below shows the potential demands for 94,090 square feet of commercial.

Type of Infrastructure	Available Capacity	Vested Demands	Potential Demands	Remaining Capacity
Potable Water and Sewer (as of January 31, 2025)				
Potable Water	2,330,000 gpd	2,143,600 gpd	20,700 gpd	165,700 gpd
Sewer (WWTP 3)	2,978,000 gpd	1,011,000 gpd	18,216 gpd	1,948,784 gpd
Transportation (Background Data from Polk TPO)				
Dundee Road/SR 542 *Eastbound (PM Peak Hour)*	1,522 trips	215 trips	173 trips	1,134 trips
Dundee Road/SR 542 *Westbound (PM Peak Hour)*	1,495 trips	117 trips	181 trips	1,197 trips
Carl Floyd Road *Southbound (PM Peak Hour)*	790 trips	0 trips	118 trips	672 trips

Based on the numbers in the table above, supporting water, sewer, and transportation infrastructure contain sufficient capacity to support these requests; however, a final concurrency determination shall be made at the time the property receives site plan approval and is developed.

When C-3 development standards, on-site parking requirements, and stormwater requirements are applied to the property, the actual maximum square footage would likely be less, as would the impact.

COMPREHENSIVE PLAN

Prior to annexation, the Polk County Future Land Use for the subject parcel was Business Park Center (BPC-2). The requested Neighborhood Support Future Land Use is consistent with the property's location along an arterial highway corridor and City designations in the area. The requested C-3 zoning district is consistent with the Neighborhood Support Future Land Use designation.

NOTIFICATION

All notification requirements for these requests were met.

CONCLUSION

Staff's review of these requests yields the following conclusions:

- The assignment of Neighborhood Support Future Land Use and C-3 zoning district is consistent with the property's location along an arterial highway corridor and with developed uses and City designations in the area; and

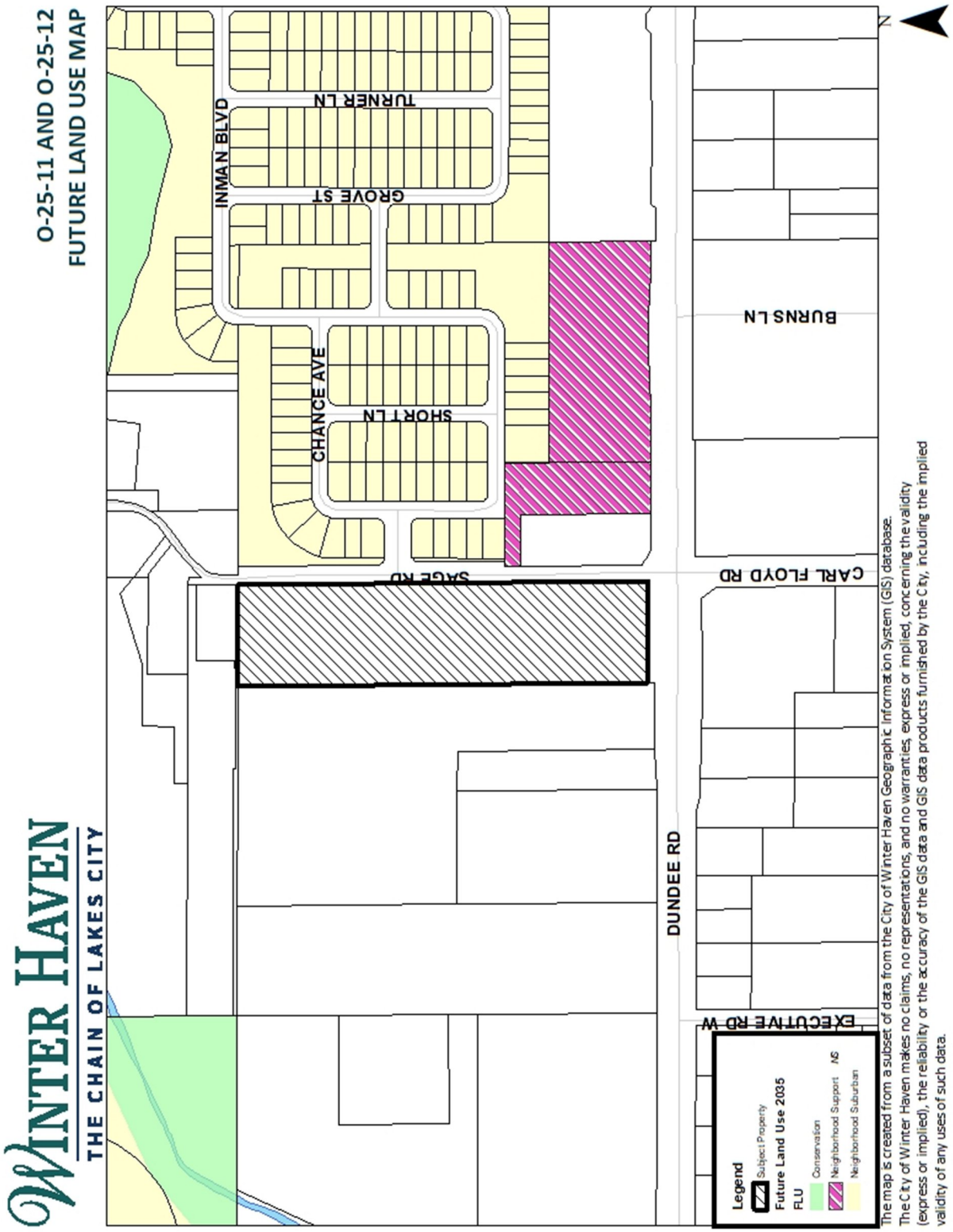
- There is sufficient public infrastructure capacity to accommodate the maximum theoretical development under C-3.

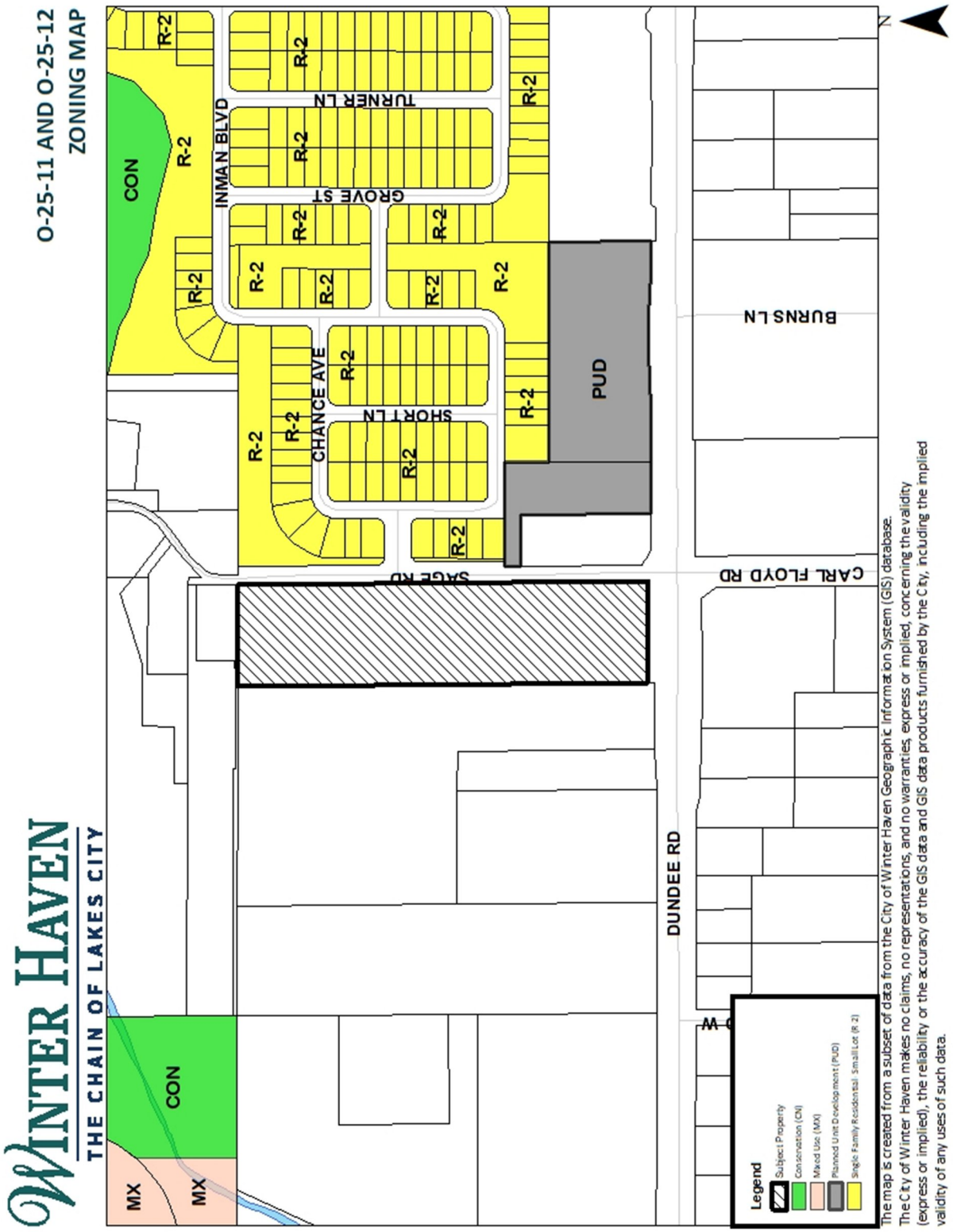
RECOMMENDATION

Staff recommends the Planning Commission recommend approval of these requests and their forwarding to the City Commission for final action.

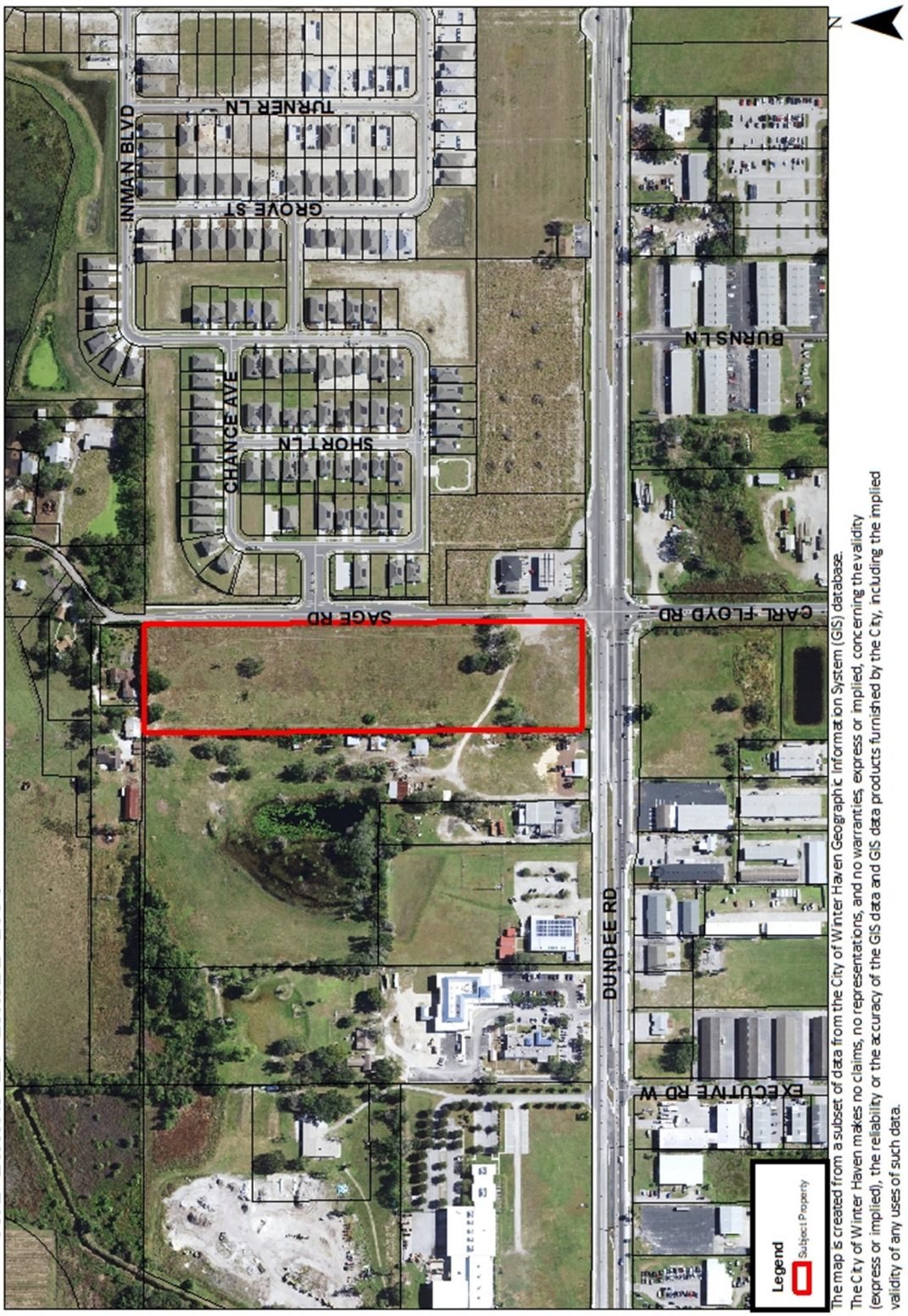
ATTACHMENTS

- Future Land Use Map
- Zoning Map
- Aerial Map
- Polk County Land Use Map


O-25-11 AND O-25-12
FUTURE LAND USE MAP
WINTER HAVEN
THE CHAIN OF LAKES CITY
INMAN BLVD
TURNER LN
GROVE ST
CHANCE AVE
SHORT LN
SAGE RD
BURNS LN
CARL FLOYD RD
DUNDEE RD
EXECUTIVE RD W
N
Legend
Subject Property
Future Land Use 2035
FLU
Conservation
Neighborhood Support
Neighborhood Suburban
The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database.
The City of Winter Haven makes no claims, no representations, and no warranties, express or implied, concerning the validity
(express or implied), the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied
validity of any uses of such data.

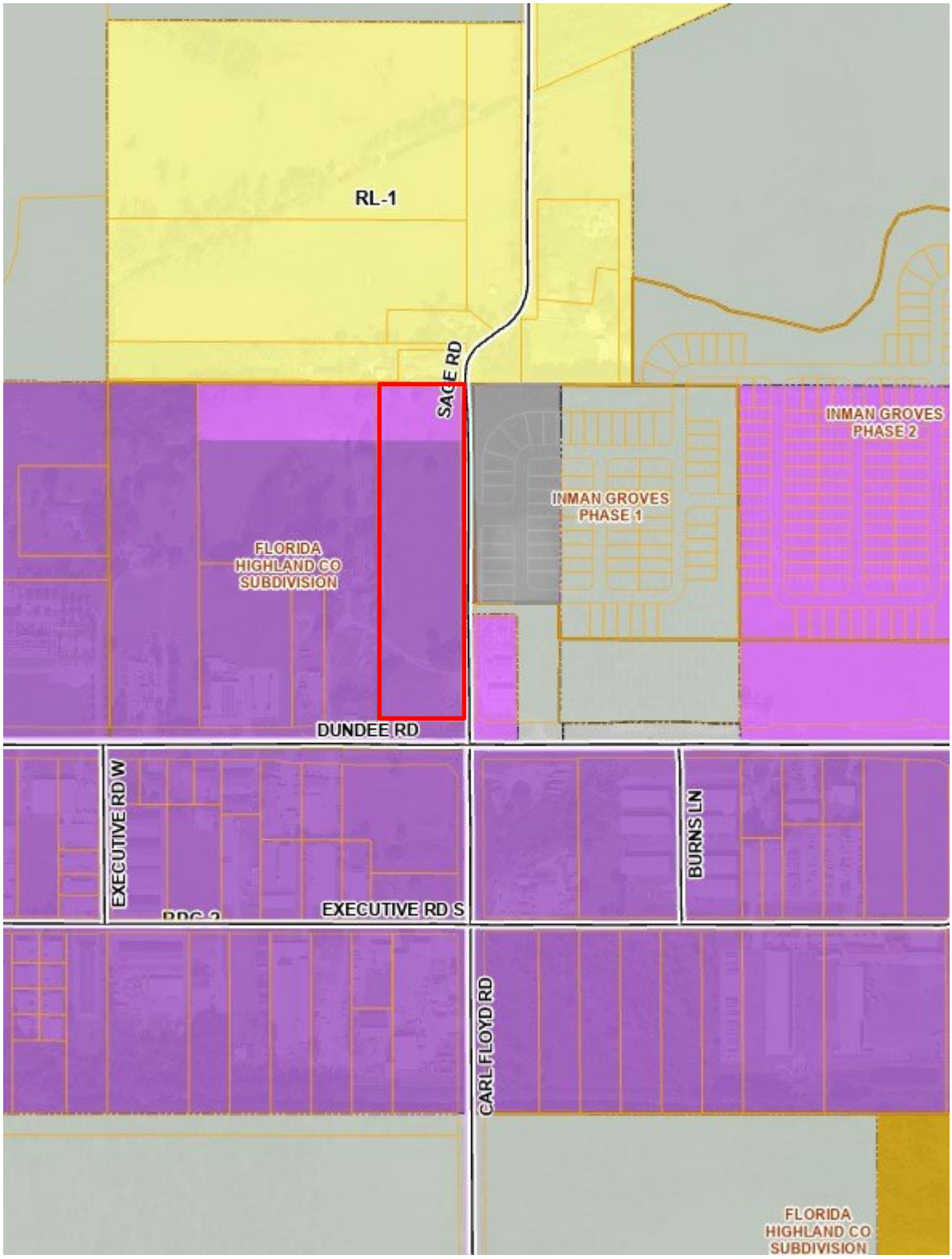

O-25-11 AND O-25-12
ZONING MAP
WINTER HAVEN
THE CHAIN OF LAKES CITY
N
R-2
CON
MX
INMAN BLVD
TURNER LN
GROVE ST
CHANCE AVE
SHORT LN
SAGE RD
PUD
BURNS LN
CARL FLOYD RD
DUNDEE RD
Legend
Subject Property
Conservation (CN)
Mixed Use (MX)
Planned Unit Development (PUD)
Single Family Residential - Small Lot (R-2)
The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database.
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O-25-11 AND O-25-12
AERIAL MAP



The map is created from a subset of data from the City of Winter Haven Geographic Information System (GIS) database.
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POLK COUNTY LAND USE MAP



DATE: February 19, 2025

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity and Community Investment Director

FROM: Sean Byers, Planning Manager

SUBJECT: Case Number P-25-14: Administrative request to amend the 2035 Winter Haven Comprehensive Plan by amending the Future Land Use Element, Transportation Element, and the Transportation Map Series to assist in preserving transportation corridors within the City and to reflect potential alignments for the proposed Central Polk Parkway-East.

BACKGROUND

The *2035 Winter Haven Comprehensive Plan* was adopted by the City Commission August 28, 2023. The Comprehensive Plan consists of eleven Elements including: Future Land Use, Housing, Neighborhood Preservation, Transportation, Infrastructure, Public Schools, Recreation and Open Space, Conservation, Intergovernmental Coordination, Capital Improvements, and Private Property Rights.

While the Comprehensive Plan's text is not intended to be revised on a recurring basis, text does periodically require amendments to address issues which arise from time to time. These proposed amendments to the Future Land Use and Transportation Elements are designed to help secure and/or preserve corridors necessary for the construction of future transportation projects necessary to support growth occurring in the City and surrounding communities. Revisions to Future Land Use Objective 1.7 will add Policy 1.7.3 requiring the City to consider future transportation corridors when amending the Future Land Use Map. Revisions to Transportation Objective 1.8 will add language supporting the Florida Department of Transportation's (FDOT) efforts to establish a corridor for the proposed Central Polk Parkway-East.

Revisions to the Transportation Map Series are needed to reflect potential corridors under consideration as part of FDOT's Alternative Corridor Evaluation (ACE) Study for the Central Polk Parkway-East. The Central Polk Parkway is envisioned as a limited-access toll road connecting State Road 60 in south Winter Haven with US Highway 27, south of Thompson Nursery Road, and ultimately connecting to Interstate 4 in Osceola County. Having this future roadway depicted in the Map Series will support efforts to select the final corridor, and ultimately secure the rights-of-way needed for construction.

As this request contains text amendments to the Comprehenisve Plan, it will require transmittal to FloridaCommerce and other state and local agencies for review.

NOTIFICATION

All public notification requirements for this request were met.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of this request, and its forwarding to the City Commission for final action.

ATTACHMENTS

- Revised Future Land Use Element Objective 1.7
- Revised Transportation Element Objective 1.8
- Updated Transportation Map Series
- Proposed Central Polk Parkway-East Corridors

Revised Future Land Use Objective 1.7

New language is underlined in red.

OBJECTIVE 1.7: Coordinate development review, analysis, approval, and issuance of development orders and permits with adjacent jurisdictions for those developments exceeding thresholds adopted by local, regional, and state agencies and governments.

Policy 1.7.1: Maintain land development regulations that define the standards and criteria to coordinate development review, analysis, approval and issuance of development orders and permits for those projects exceeding adopted thresholds to ensure consistency between Comprehensive Plans; and to reduce, mitigate or eliminate potential adverse impacts of such development proposals between the City of Winter Haven, Polk County, and adjacent municipalities of Auburndale, Dundee, Eagle Lake, Haines City, Lake Alfred, Lake Hamilton, and Lake Wales.

Policy 1.7.2: Maintain Land Development Regulations that define the standards and criteria to coordinate development review, analysis, approval and issuance of development orders and permits for those projects exceeding adopted thresholds; with the Central Florida Regional Planning Council, the Southwest Florida Water Management District, the Florida Department of Transportation, other State, and any Federal agencies deemed to have a significant interest in the development proposal.

Policy 1.7.3: Consider all future roadway, multi-use trail, transit, rail, or aviation projects identified in the Polk Transportation Planning Organization's *Long Range Transportation Plan (LRTP)*, the Florida Department of Transportation's 5-year Work Program, Polk County's 5-year Capital Improvement Program, or the City's 5-year Capital Improvement Program when considering amendments to the Future Land Use Map or Official Zoning Map, or conducting development reviews.

When necessary, condition map amendments or development approvals to protect transportation related projects for which funding has been committed.

Revised Transportation Objective 1.8

New language underlined in red in red. Relocated language is underlined and ~~stricken through~~ in black.

OBJECTIVE 1.8: Develop and implement a program to protect existing and future roadway corridors, aviation, and mass transit rights-of-way from encroachment by development.

Policy 1.8.1: Establish minimum right of way widths to correspond to the functional classification of roadways.

Policy 1.8.2: Where proposed subdivisions abut arterial or collector roadways, acquire right of way through exaction as part of the platting requirements.

Policy 1.8.3: Coordinate with Polk County, the State, and other agencies, to dedicate necessary right of way for future transportation needs.

Policy 1.8.4: Local streets shall be provided with adequate right-of-way width to accommodate underground utilities, internal walkways designed for pedestrian convenience and safety, and where feasible, street trees and other landscaping. Local streets within the Central Urban Core, as established by the Future Land Use Element, should contain sufficient right-of-way to accommodate on-street parking at a minimum of one side of the street.

Policy 1.8.5: Evaluate program options that could potentially stabilize the cost of right of way acquisition for construction of transportation improvements. Implementation efforts must consider the legal issues and constraints posed by taking concerns.

Policy 1.8.6: Explore the feasibility of regulations that establish a right-of-way reservation program for all projects in Short-Range Component of the TPO's adopted Long Range Transportation Plan.

Policy 1.8.7: Coordinate efforts with Polk County and the FDOT to ensure right of way protection on State and County roads.

Policy 1.8.8: ~~Include the needs of Citrus Connection in its right of way reservation and acquisition programs.~~ Work with FDOT in the selection and acquisition of a rights-of-way corridor

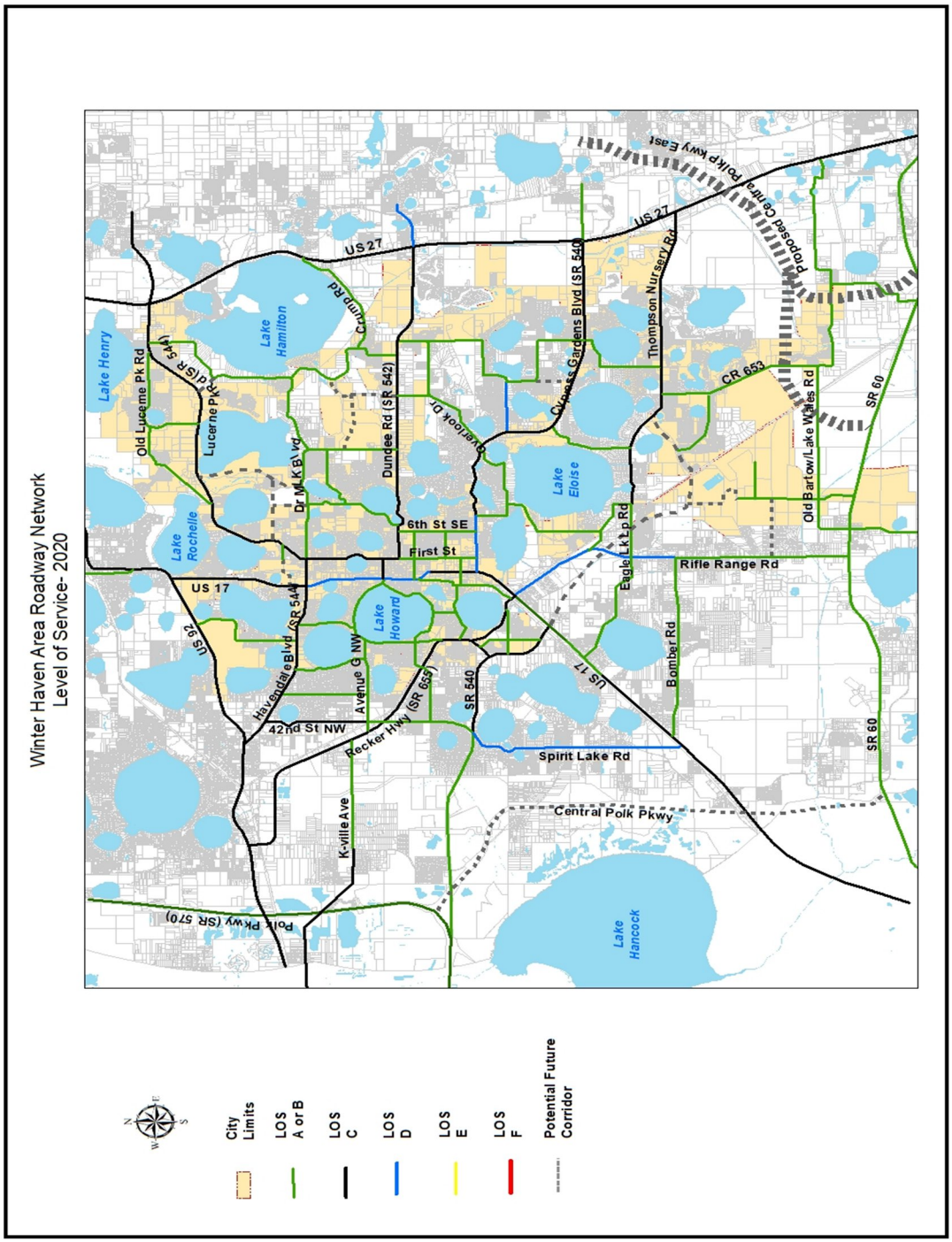
for the proposed Central Polk Parkway-East through southeast Winter Haven. Central Polk Parkway-East will provide improved connections to the CSX Rail Terminal, improve traffic congestion in southeast Winter Haven, and will potentially remove a portion of large trucks using the US Highway 17 and US Highway 27 corridors.

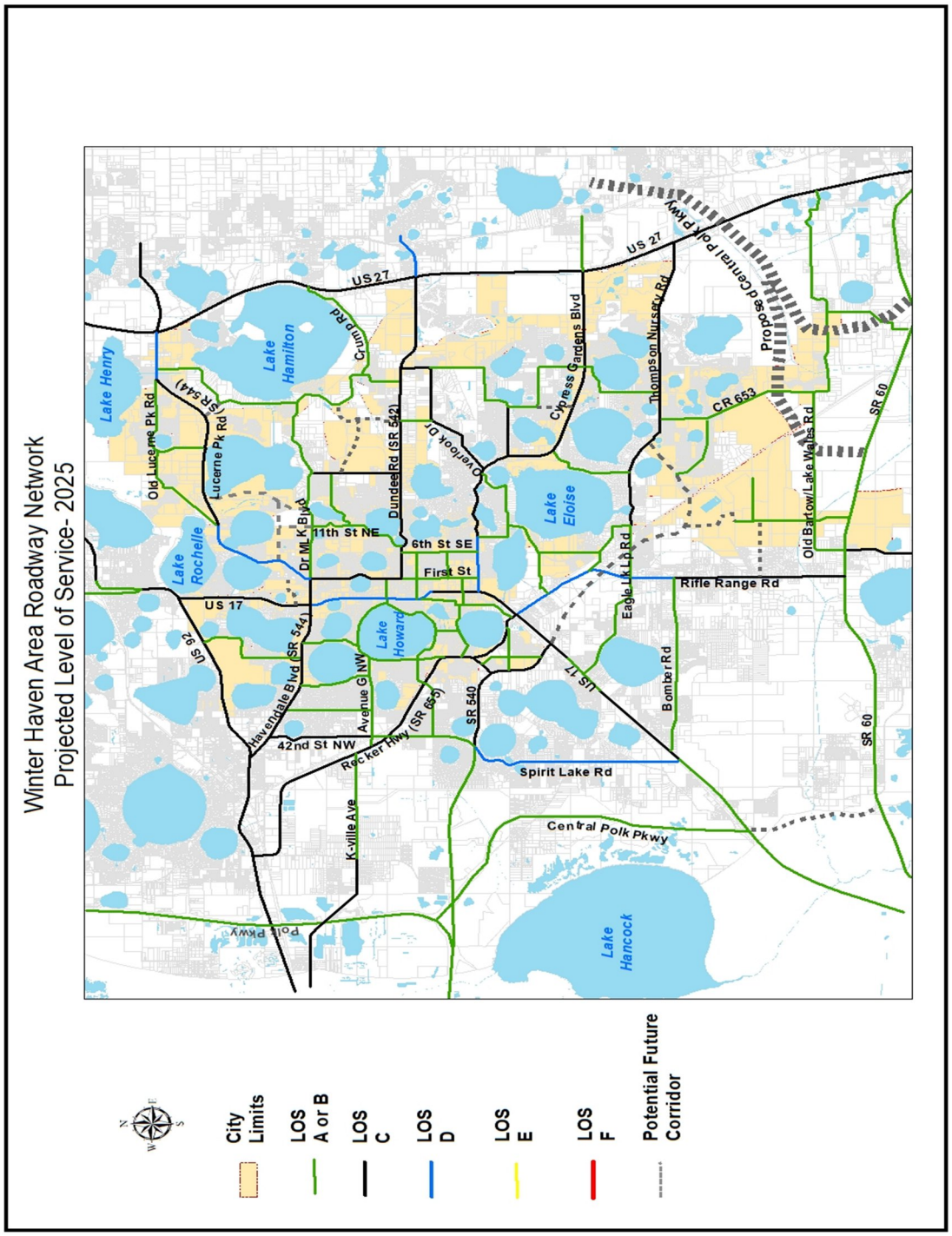
Policy 1.8.9: ~~Right-of-way for Regional and State High Speed Rail corridors shall be protected and enhanced.~~ Include the needs of Citrus Connection in its right of way reservation and acquisition programs.

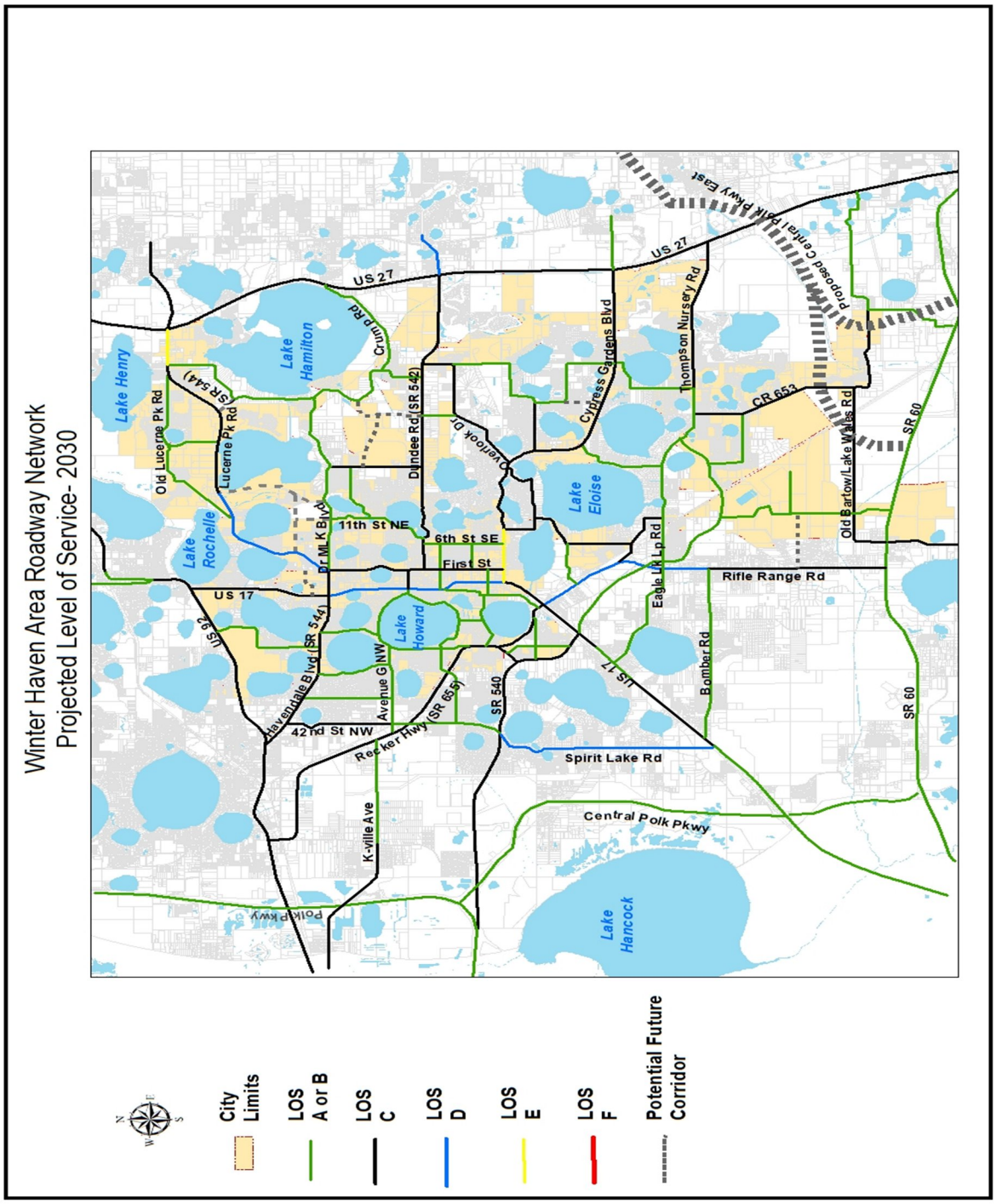
Policy 1.8.10: ~~Require traffic studies showing the impact(s) of vacating a developed street right-of-way on both existing and future pedestrian and vehicular traffic circulation patterns. Where adverse impacts are found, require the applicant of the vacation request to mitigate the existing and projected impact(s).~~ Right-of-way for Regional and State High Speed Rail corridors shall be protected and enhanced.

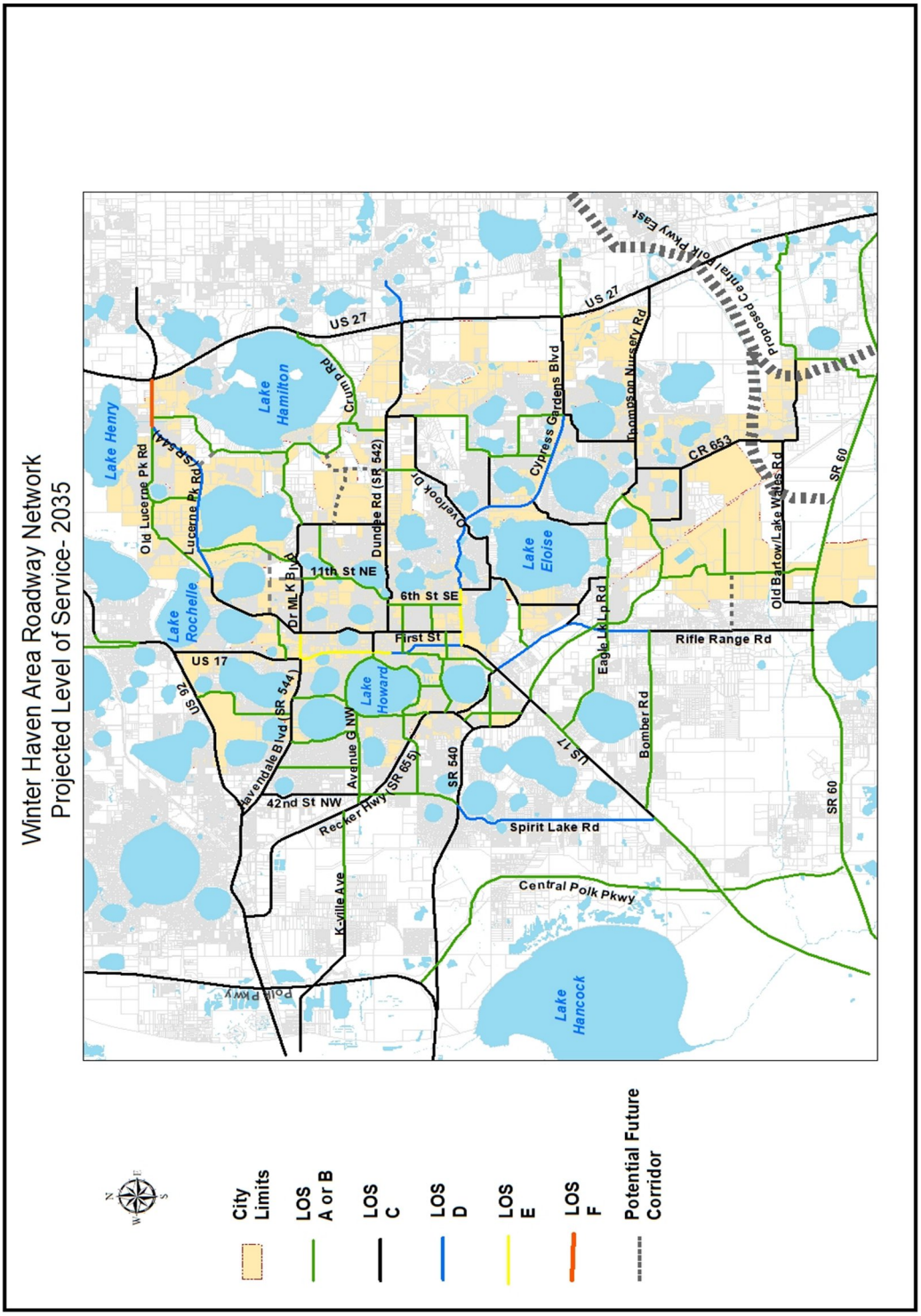
Policy 1.8.11: Require traffic studies showing the impact(s) of vacating a developed street right-of-way on both existing and future pedestrian and vehicular traffic circulation patterns. Where adverse impacts are found, require the applicant of the vacation request to mitigate the existing and projected impact(s).

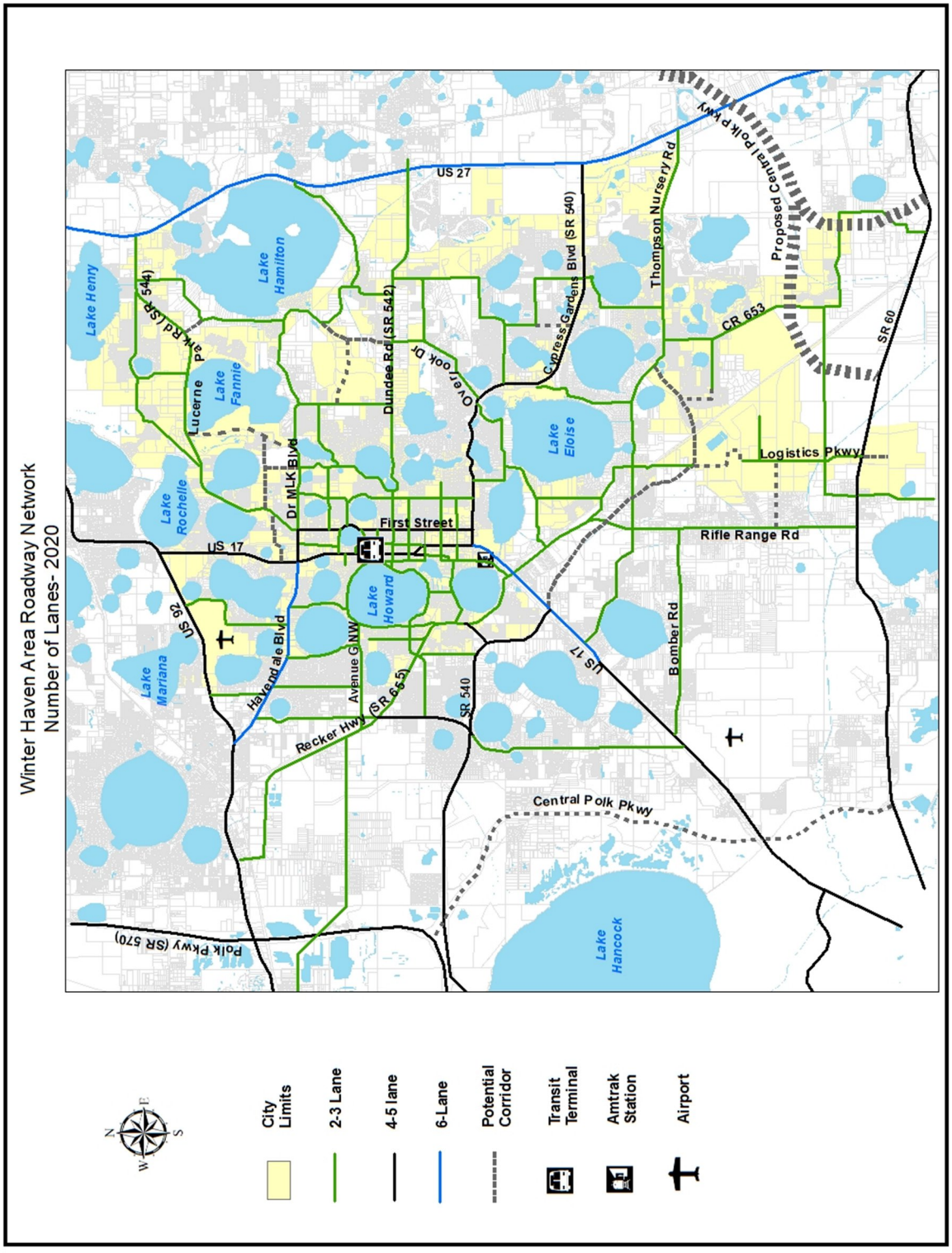
Updated Transportation Map Series Maps

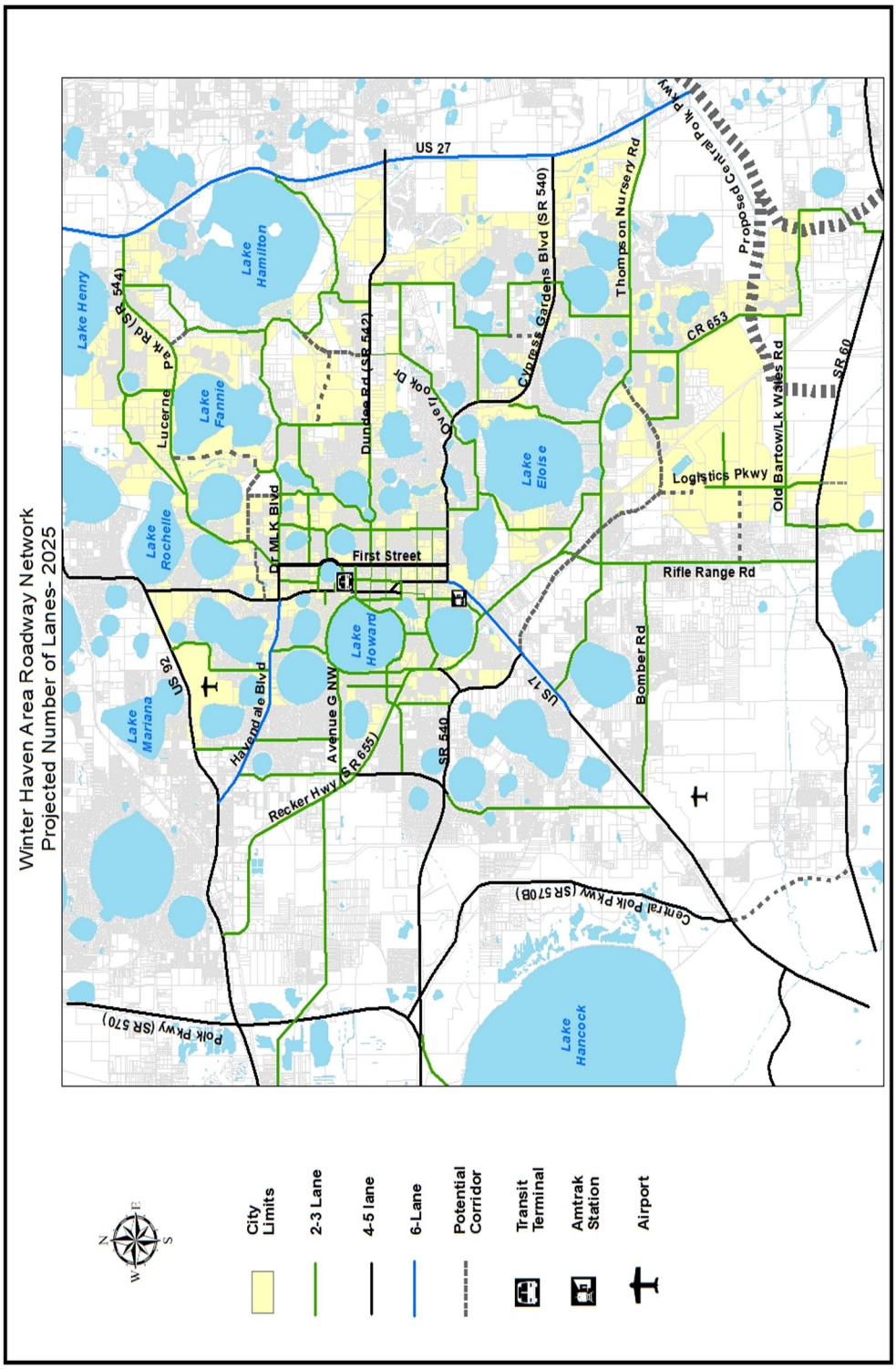


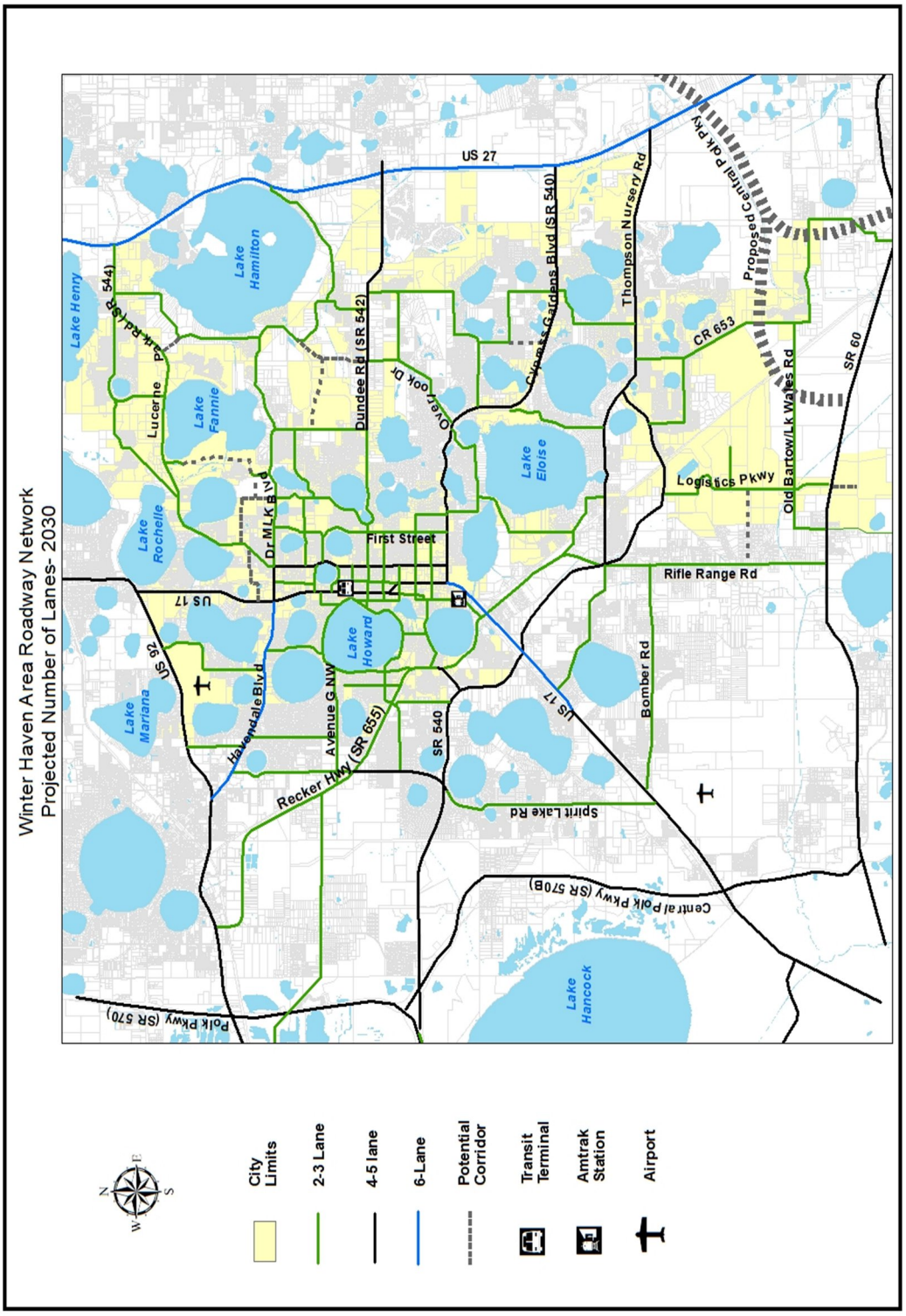

Winter Haven Area Roadway Network
Projected Level of Service- 2025
US 27
Lake Henry
Lake Hamilton
Crump Rd
Old Lucerne Pk Rd
Lucerne Pk Rd
(SR 544)
Dundee Rd (SR 542)
Overlook Dr
Cypress Gardens Blvd
Thompson Nursery Rd
Proposed Central Polk Pkwy
CR 653
SR 60
Old Bartow/Lake Wales Rd
Lake Eloise
Lake Rochelle
Dr ML King Blvd
11th St NE
6th St SE
First St
Eagle Lk Loop Rd
Rifle Range Rd
US 17
US 92
SR 544
Lake Howard
Havendale Blvd
Avenue G NW
42nd St NW
Recker Hwy (SR 655)
SR 540
Bomber Rd
Spirit Lake Rd
Central Polk Pkwy
K-ville Ave
Lake Hancock
City Limits
LOS A or B
LOS C
LOS D
LOS E
LOS F
Potential Future Corridor

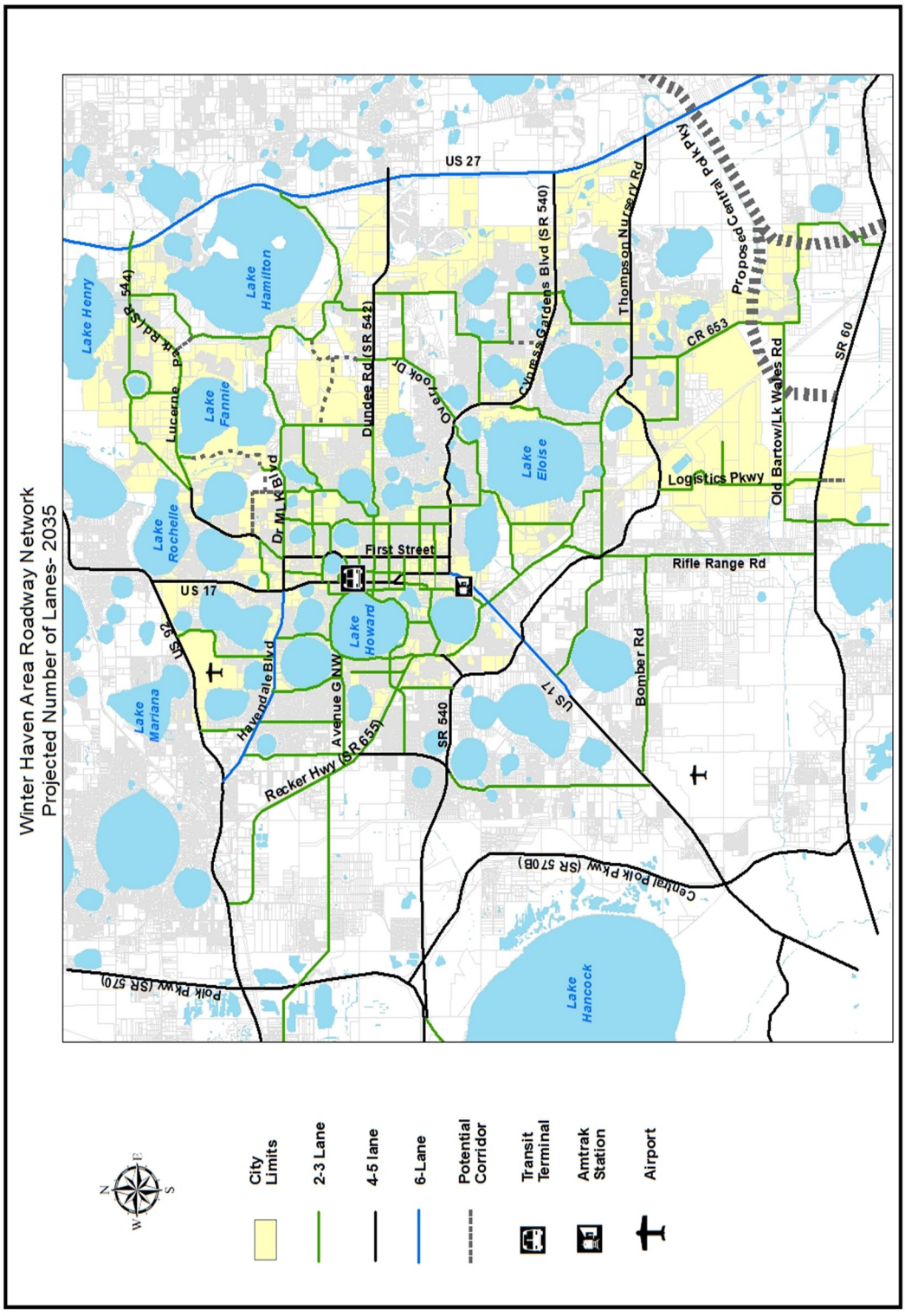

Winter Haven Area Roadway Network
Projected Level of Service- 2030
US 27
Lake Henry
Lake Hamilton
Crump Rd
Lake Rochelle
Old Lucerne Pk Rd
Lucerne Pk Rd
(SR 544)
Dundee Rd (SR 542)
Overlook Dr
Cypress Gardens Blvd
Thompson Nursery Rd
Proposed Central Pkwy East
CR 653
SR 60
Old Bartow/Lake Wales Rd
Lake Eloise
Dr ML King Blvd
11th St NE
6th St SE
First St
Eagle Lk Loop Rd
Rifle Range Rd
US 17
US 92
Lake Howard
Havendale Blvd (SR 544)
Avenue G NW
42nd St NW
Recker Hwy (SR 655)
SR 540
Bomber Rd
Spirit Lake Rd
Central Polk Pkwy
K-ville Ave
Polk Pkwy
Lake Hancock
City Limits
LOS A or B
LOS C
LOS D
LOS E
LOS F
Potential Future Corridor


Winter Haven Area Roadway Network
Projected Level of Service- 2035
US 27
Lake Hamilton
Lake Henry
Lake Rochelle
Lake Howard
Lake Eloise
Lake Hancock
Cypress Gardens Blvd
Thompson Nursery Rd
Proposed Central Polk Pkwy East
CR 653
SR 60
Old Bartow/Lake Wales Rd
Old Lucerne Pk Rd
Lucerne Pk Rd
Dundee Rd (SR 542)
Overlook Dr
11th St NE
6th St SE
First St
Dr ML King Blvd
Eagle Lk Loop Rd
Rifle Range Rd
US 17
US 92
Havendale Blvd (SR 544)
Avenue G NW
42nd St NW
Recker Hwy (SR 655)
SR 540
Bomber Rd
Spirit Lake Rd
Central Polk Pkwy
K-ville Ave
City Limits
LOS A or B
LOS C
LOS D
LOS E
LOS F
Potential Future Corridor


Winter Haven Area Roadway Network
Number of Lanes- 2020
US 27
Lake Hamilton
Lake Henry
Lake Fannie
Lake Eloise
Lake Howard
Lake Rochelle
Lake Mariana
Lake Hancock
Lucerne Park Rd (SR 544)
Dundee Rd (SR 542)
Overlook Dr
Cypress Gardens Blvd (SR 540)
Thompson Nursery Rd
Proposed Central Polk Pkwy
CR 653
SR 60
Logistics Pkwy
Rifle Range Rd
Bomber Rd
Dr MLK Blvd
First Street
US 17
US 92
Havendale Blvd
Avenue G NW
Recker Hwy (SR 655)
SR 540
Central Polk Pkwy
Polk Pkwy (SR 570)
City Limits
2-3 Lane
4-5 lane
6-Lane
Potential Corridor
Transit Terminal
Amtrak Station
Airport


Winter Haven Area Roadway Network
Projected Number of Lanes- 2025
US 27
Lake Hamilton
Lake Henry
Lake Fannie
Lake Rochelle
Lake Howard
Lake Eloise
Lake Mariana
Lake Hancock
Lucerne Park Rd (SR 544)
Dr MLK Blvd
First Street
Havendale Blvd
Avenue G NW
Recker Hwy (SR 655)
SR 540
US 17
US 92
Bomber Rd
Rifle Range Rd
Logistics Pkwy
Old Bartow/Lk Wales Rd
SR 60
CR 653
Thompson Nursery Rd
Cypress Gardens Blvd (SR 540)
Dundee Rd (SR 542)
Overlook Dr
Proposed Central Polk Pkwy
Central Polk Pkwy (SR 570B)
Polk Pkwy (SR 570)
City Limits
2-3 Lane
4-5 lane
6-Lane
Potential Corridor
Transit Terminal
Amtrak Station
Airport


Winter Haven Area Roadway Network
Projected Number of Lanes- 2030
US 27
Lake Hamilton
Lake Henry
Lake Fannie
Lake Eloise
Lake Rochelle
Lake Howard
Lake Mariana
Lake Hancock
Lucerne Park Rd (SR 544)
Dundee Rd (SR 542)
Overlook Dr
Cypress Gardens Blvd (SR 540)
Thompson Nursery Rd
Proposed CCC Central Polk Pkwy
CR 653
SR 60
Old Bartow/Lk Wales Rd
Logistics Pkwy
Rifle Range Rd
Bomber Rd
Dr MLK Blvd
First Street
US 17
US 92
Havendale Blvd
Avenue G NW
Recker Hwy (SR 655)
SR 540
Spirit Lake Rd
Central Polk Pkwy (SR 570B)
Polk Pkwy (SR 570)
City Limits
2-3 Lane
4-5 lane
6-Lane
Potential Corridor
Transit Terminal
Amtrak Station
Airport


Winter Haven Area Roadway Network
Projected Number of Lanes- 2035
US 27
Lake Henry
Lake Hamilton
Lake Fannie
Lake Rochelle
Lake Mariana
Lake Howard
Lake Eloise
Lake Hancock
Lucerne Park Rd (SR 544)
Dundee Rd (SR 542)
Overlook Dr
Cypress Gardens Blvd (SR 540)
Thompson Nursery Rd
Proposed Central Pkwy
CR 653
SR 60
Old Bartow/Lk Wales Rd
Logistics Pkwy
Rifle Range Rd
Bomber Rd
Dr ML King Blvd
First Street
US 17
US 92
Havendale Blvd
Avenue G NW
Recker Hwy (SR 655)
SR 540
Central Polk Pkwy (SR 570B)
Polk Pkwy (SR 570)
City Limits
2-3 Lane
4-5 lane
6-Lane
Potential Corridor
Transit Terminal
Amtrak Station
Airport

Proposed Central Polk Parkway-East Corridors

