WINTER HAVEN
THE CHAIN OF LAKES CITY

PLANNING COMMISSION MEETING

DATE: Tuesday, January 7, 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 **November 5, 2024 Meeting Minutes**

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

November 5, 2024 Meeting Minutes

5. Explanation of Hearings by Chair

6. Hearings - Old Business

7. Hearings - New Business

7.A **P-25-01 and P-25-02 - Request by Regional Real Estate Management 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: A parcel generally located south of Dundee Road, approximately 1,748 feet east of Overlook Drive, SE and approximately 108 feet north of Highway 550. The area covered by this request is 0.11+/- acres.**

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

Summary - Case Numbers P-25-01 and P-25-02

7.B **P-25-03 - Administrative request to amend the Capital Improvements Element of the Comprehensive Plan to update the 5-year Schedule of Capital Improvements and to revise Capital Improvements Element Policies 1.1.7 and 1.1.8 relating to the adoption of the Florida Department of Transportationâ€™s and Polk Countyâ€™s 2024/2025 through 2028/2029 Transportation Improvement Programs and the Polk County School Boardâ€™s 2024/2025 through 2028/2029 Facilities Work Program by reference.**

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

Summary - Case Number P-25-03
2025-2029 5-Year CIP

8. 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
November 5, 2024

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, Craig Fuller, Mario Manago, Ed Smith, Kevin Tison, Tina Summerlin, Bob Lanpher, and Lorena Cordero

Commissioners Absent: None

Mrs. Reuter confirmed a quorum.

Staff Present:
Eric Labbe, Economic Opportunity and Community Investment Director; Sean Byers, Planning Manager; Heather Reuter, Senior Planner; and Commissioner Clifton Dollison, Liaison

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 October 1, 2024 Planning Commission Meeting Minutes. Motion was made by Vice-Chair Venters for approval of the October 1, 2024 Planning Commission Meeting Minutes; Commissioner Tison seconded the motion. Motion carried by a unanimous voice vote. (9:0)

5. EXPLANATION OF HEARINGS

Chair Wells provided the explanation of hearings.

6. HEARINGS – OLD BUSINESS – None

7. HEARINGS – NEW BUSINESS

A. Case Number P-24-53: Request by Paul William Schulz Revocable Trust to rezone a parcel from Planned Unit Development (PUD) zoning district to Single Family Residential- Large Lot (R-1) zoning district. General Location: 4020 Country Club Road, South. The area covered by this request is 6.02± 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.

Commissioner Fuller asked about the required buffers to the surrounding properties. Discussion ensued.

DRAFT

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 Summerlin seconded the motion. Motion carried by a unanimous voice vote. (9:0)

8. Other Business

A. Comments from Staff
- Appointment of Planning Commissioner to serve on the Affordable Housing Advisory Committee
  - Motion was made by Chair Wells to recommend Commissioner Smith to serve on the Affordable Housing Advisory Committee. Commissioner Fuller seconded the motion. Motion carried by a unanimous voice vote. (9:0)
- Mr. Byers provided an update on past items

B. Comments from Commissioners
- Chair Wells welcomed new Planning Commissioners Lanpher and Cordero.

C. Comments from the Public – NONE

9. Adjournment – 6:11 p.m.

CITY OF WINTER HAVEN, FLORIDA
PLANNING COMMISSION

_____
Chair

ATTEST:

_____
Planning Commission Clerk

DRAFT

DATE: December 26, 2024

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-25-01: Request Regional Real Estate Management LLC to assign Neighborhood Support Future Land Use to an annexed parcel. General Location: A parcel generally located south of Dundee Road, approximately 1,748 feet east of Overlook Drive, SE and approximately 108 feet north of Highway 550. The area covered by this request is 0.11± acres; and

Case Number P-25-02: Request Regional Real Estate Management LLC to assign Commercial- Highway (C-3) zoning district to an annexed parcel. General Location: A parcel generally located south of Dundee Road, approximately 1,748 feet east of Overlook Drive, SE and approximately 108 feet north of Highway 550. The area covered by this request is 0.11± acres.

BACKGROUND

Regional Real Estate Management, LLC, petitioner, requests the City assign Neighborhood Support Future Land Use and Commercial- Highway (C-3) zoning district to an annexed parcel. The vacant parcel is generally located south of Dundee Road, approximately 1,748 feet east of Overlook Drive, SE and approximately 108 feet north of Highway 550. The parcel was annexed into the City May 22, 2023. The petitioner intends to develop the property with a small business office for his lawn care business.

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 a vacant property zoned C-3 to the west across an unimproved right-of-way; a vacant parcel owned by Polk County to the north across another unimproved right-of-way; and one single-family home located to the east and south. The single-family home was developed in Polk County under their land use designations prior to annexation into the City of Winter Haven. Additionally, in the immediate vacinity to the northwest is an auto repair business and an industrial park.

INFRASTRUCTURE

Based on 0.11 acres, the maximum potential square footage under the proposed Neighborhood Support Future Land Use would be 1,198 square feet (0.11 acres x 43,560 sf x 0.25 FAR). The table below shows the potential demands for 1,198 square feet of commercial.

Type of Infrastructure	Available Capacity	Vested Demands	Potential Demands	Remaining Capacity
Potable Water and Sewer (as of November 30, 2024)				
Potable Water	2,350,000 gpd	1,971,900 gpd	263 gpd	377,837 gpd
Sewer (WWTP 3)	2,994,000 gpd	926,300 gpd	231 gpd	2,067,469 gpd
Transportation (Background Data from Polk TPO)				
Dundee Road/SR 542 *Eastbound (PM Peak Hour)*	1,308 trips	36 trips	3 trips	1,269 trips
Dundee Road/SR 542 *Westbound (PM Peak Hour)*	1,342 trips	44 trips	3 trips	1,295 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.

COMPREHENSIVE PLAN

Prior to annexation, the Polk County Future Land Use for the subject parcel was Residential Low (RL-1). 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

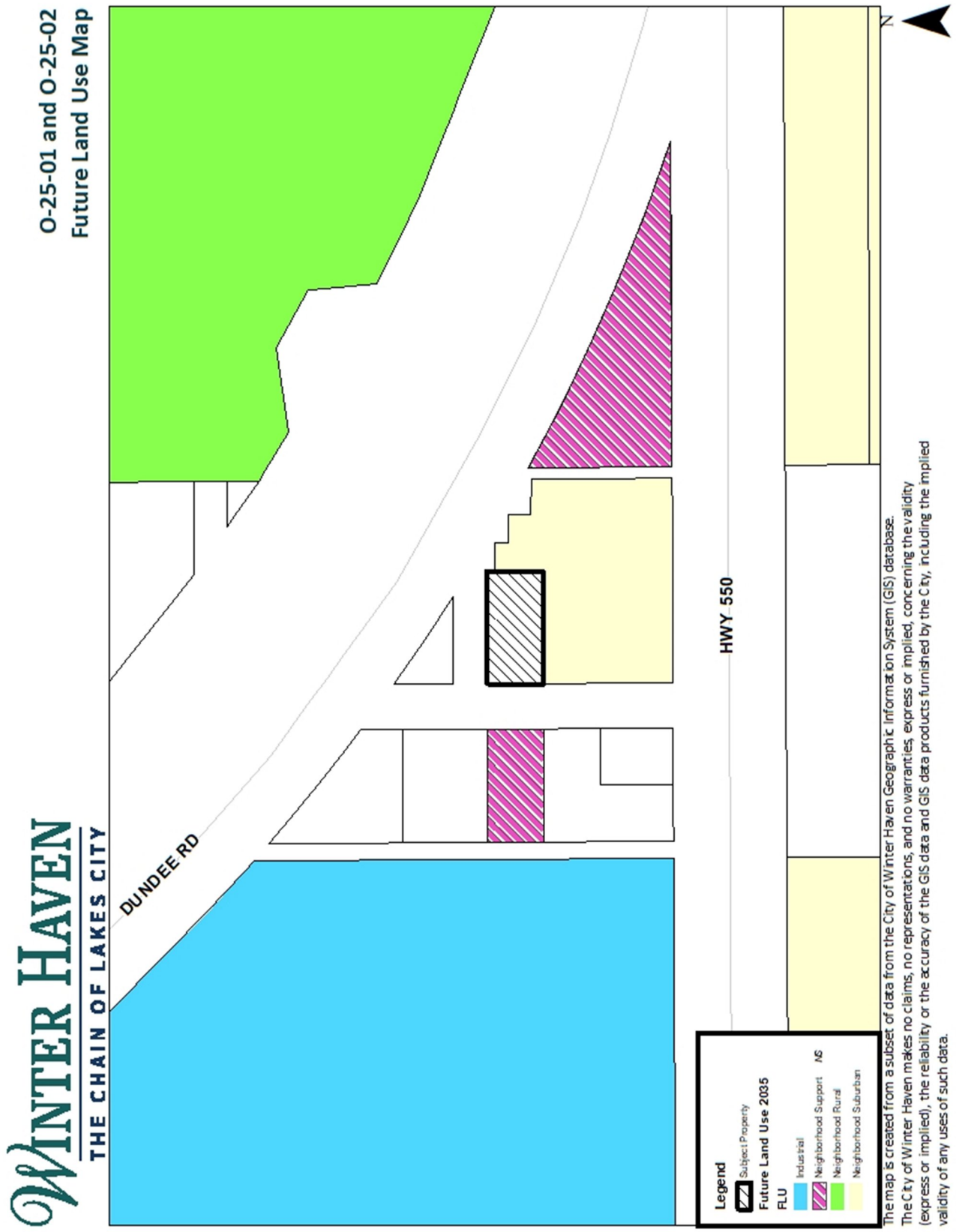
- There is sufficient public infrastructure capacity to accommodate the maximum theoretical development under C-3.

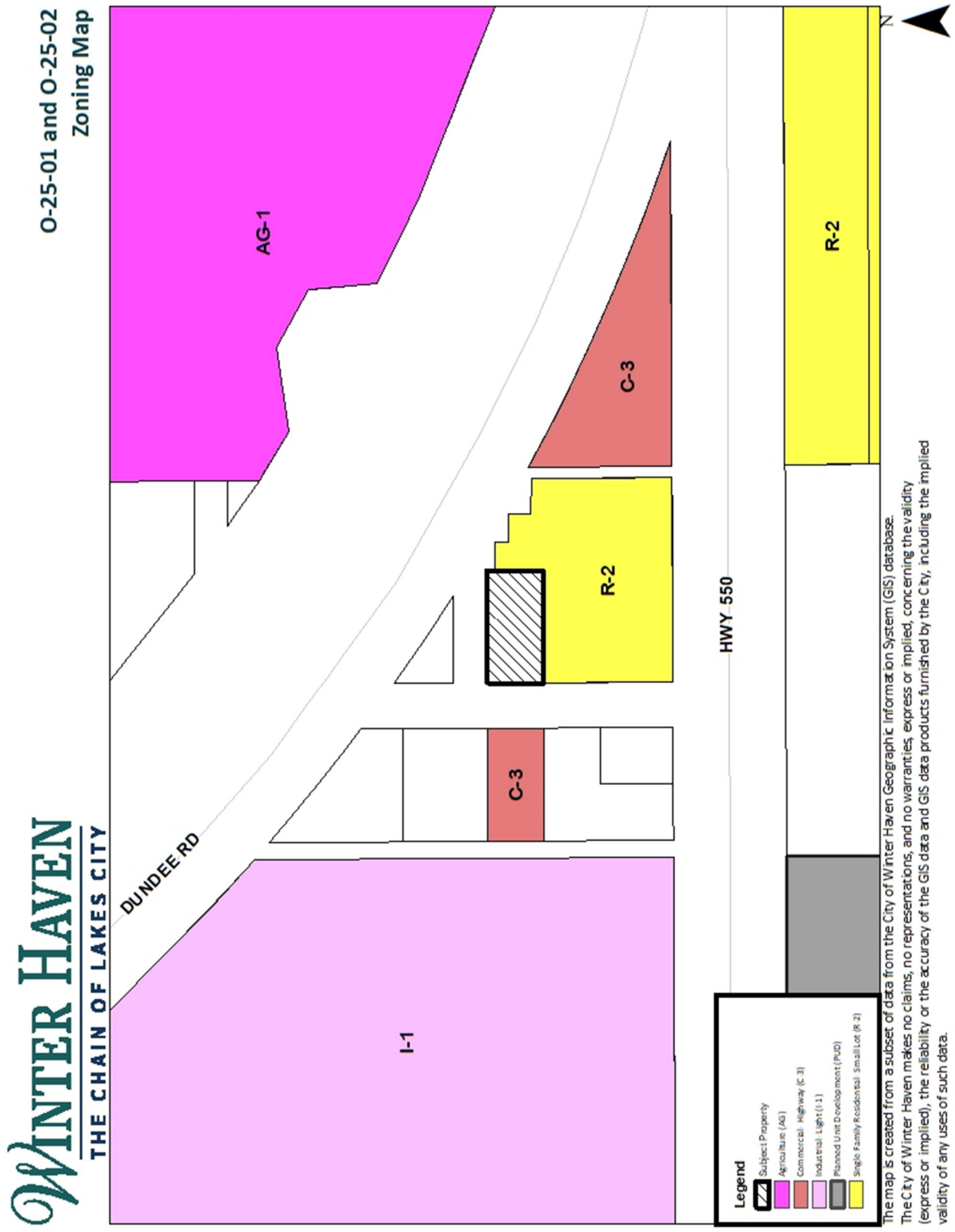
RECOMMENDATION

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

ATTACHMENTS

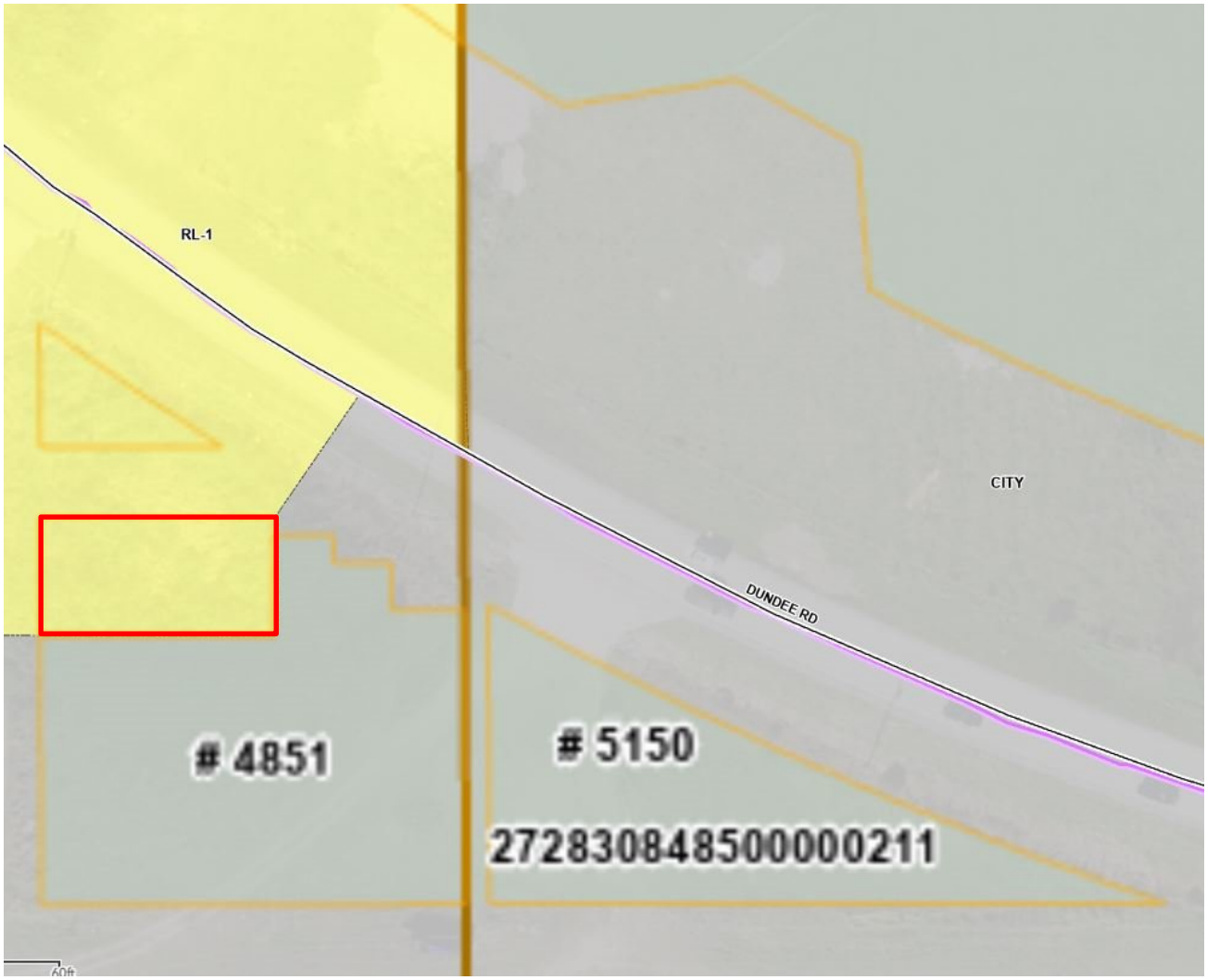
- Future Land Use Map
- Zoning Map
- Aerial Map
- Polk County Land Use Map


O-25-01 and O-25-02
Future Land Use Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
DUNDEE RD
HWY 550
N
Legend
Subject Property
Future Land Use 2035
FLU
Industrial
Neighborhood Support
Neighborhood Rural
Neighborhood Suburban
NS
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-25-01 and O-25-02
Zoning Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
AG-1
C-3
R-2
R-2
C-3
I-1
DUNDEE RD
HWY 550
N
Legend
Subject Property
Agriculture (AG)
Commercial: Highway (C-3)
Industrial: Light (I-1)
Planned Unit Development (PUD)
Single Family Residential: Small Lot (R-2)
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validity of any uses of such data.


O-25-01 and O-25-02
Aerial Map
WINTER HAVEN
THE CHAIN OF LAKES CITY
DUNDEE RD
HWY 550
N
Legend
Subject Property
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: December 9, 2024

TO: Winter Haven Planning Commissioners

VIA: Eric Labbe, Economic Opportunity and Community Investment Director

FROM: Sean Byers, Planning Manager

SUBJECT: Case Number P-25-03: Administrative request to amend the Capital Improvements Element of the Comprehensive Plan to update the 5-year Schedule of Capital Improvements and to revise Capital Improvements Element Policies 1.1.7 and 1.1.8 relating to the adoption of the Florida Department of Transportation's and Polk County's 2024/2025 through 2028/2029 Transportation Improvement Programs and the Polk County School Board's 2024/2025 through 2028/2029 Facilities Work Program by reference.

BACKGROUND

Florida Statutes require all local governments to adopt a 5-year Schedule of Capital Improvements as part of its Comprehensive Plan. This update includes fiscal years 2024/2025 through 2028/2029, and is derived from the City's 2024/2025 Operating Budget adopted by the City Commission September 23, 2024, and projects for which grants will be sought.

The 5-year Schedule of Capital Improvements consists of items identified in the Capital Improvement Program portion of the City's Operating Budget that implement specific objectives and policies contained in the Comprehensive Plan and those future projects for which grant funding will be pursued. Per Capital Improvements Element Policy 1.1.3, only those projects with a minimum cost of $25,000 and a minimum service life of five (5) years are included.

Total capital spending for the proposed 5-year schedule is approximately $482 million. Funding is provided from a combination of general and enterprise funds, impact fees, grants, bond revenues, loans, State and County revenue sharing, and private contributions.

Policies 1.1.7 and 1.1.8 formally adopt by reference the current FDOT 5-year Work Program, the Polk County 5-year Transportation Work Program, and the 5-year work program adopted by the Polk County School Board. Adopting these work programs is necessary to fully implement the City's concurrency management system.

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 Capital Improvements Element Policy 1.1.7
- Revised Capital Improvements Element Policy 1.1.8
- Draft FY 2024/2025 through FY 2028/2029 5-year Schedule of Capital Improvements

Revisions to Capital Improvements Policies 1.1.7 and 1.1.8

New language underlined in red and deleted language is ~~stricken through~~ in red.

Policy 1.1.7: The City shall adopt by reference, the ~~2023/2024~~ 2024/2025 through ~~2027/2028~~ 2028/2029 Florida Department of Transportation (FDOT) and Polk County Transportation Improvement Programs (TIP), as approved by the Polk Transportation Planning Organization (TPO), as part of the City's Schedule of Capital Improvements.

Policy 1.1.8: The City shall adopt by reference, the Polk School District ~~2023/2024~~ 2024/2025 through ~~2027/2028~~ 2028/2029 Facilities Work Program, as approved by the Polk County School Board, as part of the City's Schedule of Capital Improvements.

Capital Improvements Element

Schedule of Capital Improvements

Fiscal Years 2024/2025 through 2028/2029

Note: Projects contained in Years One through Three as notated in **Red** can be used to meet concurrency requirements.

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
TRANSPORTATION										
Multi-modal										
Avenue C, SE (First Street S to 6th Street SE)	$1,025,343	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Transportation Enhancement Grant- $806,324; Ad Valorem Taxes- $219,019		$285,000 (Design)		$740,343 (Construction)		Proposed improvements will reduce oversized lane widths of a 2-lane collector street into a corridor with an 8-foot sidewalk along the north side of the street, reconstruction of the existing 5-foot sidewalk located along the south side of the street, reducing travel lanes to 11 feet, adding defined on-street parking where space permits, landscaping, and minor drainage improvements.
Avenue D, NW	$2,000,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants (To be applied for); Ad Valorem Taxes					$2,000,000 (Design & Construction)	Avenue D, NW is a key east/west collector roadway lying immediately north of downtown. With many pedestrian oriented improvements occurring in the core of downtown along Central Avenue, Avenue D, NW is experiencing increased traffic. The 2015 Winter Haven Downtown Transportation Plan recognizes this and indicated improvements are needed along this corridor.
West Central Avenue	$435,566	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grant- $371,366; City- $64,200			$64,200 (Design)		$371,366 (Construction)	Design and construction of sidewalk upgrades, lighting, and on-street parking along West Central Avenue between West Lake Howard Drive and Sixth Street, SW (US 17).
Cypress Gardens Blvd Corridor Vision Plan Implementation	$3,500,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants (To be applied for); Ad Valorem Taxes					$3,500,000	This will be an initial project to begin implemtation of findings identified in FDOT's 2020 Corridor Vision Plan for Cypress Gardens Boulevard between Cypress Gardens Road and Waterview Way. The end goal is to begin transforming this corridor from a rural cross-section to an urban cross-section. Initial efforts will focus on upgraded sidewalks, street lighting, and landscaping.
Eighth Street/Avenue L NW	$1,234,676	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants- $1,114,676; Ad Valorem Taxes; Trans Impact Fees	$120,000 (Design)		$1,114,676 (Construction			Design and construct complete street improvements to include sidewalks/multi-use path, intersection improvements, and a lane width reduction for Eighth Street, NW and Avenue L, NW between North Lake Howard Drive and Sixth Street, NW (US Highway 17)
Eighth Street SE	$1,014,377	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants- $894,377; Ad Valorem Taxes; Trans Impact Fees	$120,000 (Design)		$894,377 (Construction)			Design and construct complete street improvements to include sidewalks/multi-use path and intersection improvements between Cypress Gardens Blvd and Avenue K, SE)

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
East Lake Howard Trail and Trailhead (Avenue B, NW to Lake Howard/Lake May Canal)	$675,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	NA	Ad Valorem Taxes	$100,000 (Design)	$575,000 (Construction)				Design and construction of a 3,500±-foot multi-use trail and sidewalks along the eastern side of Lake Howard from Avenue B, NW to Lake Howard/Lake May Canal. This trail will provide a connection to neighborhoods in southwest Winter Haven from the Chain of Lakes Trail network. This project is identified in the Sidewalk Pedestrian Multi-modal Infrastructure Access Plan as a priority multi-use trail.
South Lake Howard Trail (15th St SW to Avenue G NW)	$750,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	NA	Congressional Appropriation- $750,000	$750,000					• (15th Street SW to Avenue C, SW): Design and construct a 3,200-foot multi-use trail along the shore of Lake Howard from 15th Street, SW to Avenue C, SW. The trail will aid in providing a connection between downtown and the Lake Howard Nature Park. This project is identified in the Sidewalk Pedestrian Multi-modal Infrastructure Access Plan as a multi-use trail; • (Avenue C, SW to Avenue G, NW): Corridor analysis for a trail connection along the western side of Lake Howard between Avenue C, SW and Avenue G, NW. The specific route for this trail has not been finalized. This project is identified in the Sidewalk Pedestrian Multi-modal Infrastructure Access Plan as a priority multi-use trail.
East Lake Martha Drive	$1,343,784	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grant- $1,168,508; City- $175,76			$175,276 (Design)		$1,168,508 (Construction)	Design and consturction of upgraded sidewalks and crosswalks along both sides of East Lake Martha Drive between Avenue C, NE and Avenue K, NE.
Sixth Street, SW	$1,262,854	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants- $792,483; Ad Valorem Taxes- $470,371	$285,000 (Design)			$977,854 (Construction)		The Sixth Street, SW Complete Street improvements will convert the existing former 4-lane roadway between Avenue C, SW and Avenue G, SW into a corridor with two, 10 to 11-foot travel lanes (existing), a median/center turn lane, landscaping, rain gardens, and an 8-foot sidewalk along the eastern side of the roadway. The project will also provide 5 to 6-foot wide infill sidewalks along Avenue G, SW between Fifth Street, SW and Seventh Street, SW. This project was identified by the 2015 Winter Haven Downtown Transportation Plan.
Motor Pool Road Complete Street	$1,000,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	Ad Valorem Taxes	$1,000,000					The Motorpool project will convert a two lane street into a multi-modal corridor connecting the Chain of Lakes Trail, Highway 17, Ave Y. NE, and Lake Conine Nature Park.
North Lake Shipp Drive Reconstruction (Avenue Q, SW to CSX RR Tracks)	$4,000,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	Ad Valorem Taxes- $150,000; FDOT Grants (To be applied for)	150,000 (Design)				$3,850,000	A Major focus of this effort is accommodating safer pedestrian movement. Additional improvements include bicycle facilities, drainage improvements, sidewalks,

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Old Helena Road Multi-use Trail	$713,094	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	NA	Ad Valorem Taxes; FDOT Grant- $593,094	$120,000 (Design)		$593,094 (Construction)			Design and construction of a minimum 8-foot wide, 3,800-foot long multi-use trail along Old Helena Road bewteen Legoland Way and Cypress Gardens Boulevard. This project supports concepts contained in FDOT's *2021 Cypress Gardens Boulevard Corridor Study* .
Roselawn Street SW	$1,317,725	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants- $1,145,848 ; Ad Valorem Taxes- $171,877			$171,877 (Design)		$1,145,848 (Construction)	Design and construction of complete street improvements to include sidewalks and intersection improvements from 15th Street, SW to Avenue O, SW
Third Street, NW (Avenue D, NW to S Lake Silver Dr)	$1,785,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants- $766,598; Local Funds- $1,018,402	$285,000 (Design)	$1,500,000 (Construction)				The 3rd Street NW Complete Street improvements will convert the existing roadway between Avenue D, NW and South Lake Silver Drive into a corridor with two, 10 to 11-foot travel lanes, upgraded parking, landscaping, rain gardens, and a roundabout, and improved pedestrian safety amenities.
US Highway 17 Corridor Vision Plan Implementation	$1,500,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants (To be applied for); Ad Valorem Taxes					$1,500,000	This will be an initial project to begin implemtation of findings identified in FDOT's 2020 Corridor Vision Plan for US Highway 17 between Cypress Gardens Boulevard and Motor Pool Road. Focus will be on upgrading sidewalks and crosswalks, traffic calming, and addressing midblock crossing opportunities.
Neighborhood Sidewalks	$860,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	General Fund- $560,000; DT CRA- $75,000; FV CRA- $75,000; Transportation Fund- $150,000	$250,000	$250,000	$120,000	$120,000	$120,000	Sidewalk improvement program to address ongoing sidewalk improvements, including construction of infill sidewalks thorughout the City.
Roadways										
Cypress Gardens Blvd (SR 540) Congestion Improvements (6th, 8th, and 9th Street, SE)	$2,600,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	Ad Valorem Taxes- $2,400,000; Transportation Impact Fees- $200,000	$2,600,000					This prpject will address congestion and delays along Cypress Gardens Bulevard at the 6th Street, SE, 8th Street, SE , and 9th Street, SE intersections.
Logistics Parkway Extension	$1,000,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	PRWC- $1,000,000	$1,000,000					Project will connect Pollard Road to the existing Logistics Parkway. The project will also include a multi-use trail, sidewalk, and lighting.
Roosevelt Drive Extension (Cypress Gardens Blvd to Register Rd)	$927,935	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	FDOT Grants- $927,935; Ad Valorem Taxes; Trans Impact Fees	$927,935 (Construction)					Reconstruction and completion of Roosevelt Drive with sidewalks between Cypress Gardens Blvd and Register Rd. This project was identified in FDOT's *2021 Cypress Gardens Boulevard Corridor Study* .
Transportation and Sidewalk Improvement Program	$10,000,000	Transportation Objective 1.3, Objective 1.7, Objective 1.14, Objective 2.2, Objective 2.3; Recreation Objective 1.6	LOS D + 10%	Ad Valorem Taxes	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	Re-paving and sidewalk projects City-wide.
Signalized Intersection Timing Upgrades	$70,000	Transportation Objective 1.1	LOS D + 10%	Ad Valorem Taxes	$14,000 (First St Timing)	$14,000	$14,000	$14,000	$14,000	Identified upgrades will aid in traffic flow and improve overall level of service of the roadway network.

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Airport										
Airport Commerce Park	$1,020,826	Transportation Objective 1.11	NA	City- $510,413; FDOT Funding- $510,413	$1,020,826 (Construction)					Phase I will include the construction of the necessary infrastructure to support the design and construction, including utility connections, roadway and parking system, aircraft apron and connecting taxiway of Phase I in the Northwest Development Area of the airport.
Airport Beacon & Runway 5/23 PAPI	$535,000	Transportation Objective 1.11	NA	FDOT- $428,000; City- $107,000		$535,000 (Construction)				Installation of a new beacon and PAPIs will help ensure continued reliability and increased safety for users of the airport
Airport Master Plan Update	$532,000	Transportation Objective 1.11	NA	FAA- $478,000; FDOT- $26,600; City- $26,600	$532,000					Update of the 2016 Airport Master Plan. The FAA and FDOT recommend updating the Master Plan every 7 to 10 years
Digital Remote Air Traffic Control Tower	$1,230,000	Transportation Objective 1.11	NA	FDOT- $1,230,000	$1,230,000 (Construction)					Construction of a new remote air traffic control tower to be operated from a control center located at Bartow Executive Airport.
Eastern Itinerant Aircraft Parking Apron	$950,210	Transportation Objective 1.11	NA						$950,210	Design and constructionof additional itinerant aircraft parking apron to the North Apron
Emergency Generators	$365,000	Transportation Objective 1.11	NA	FDOT- $292,000; City- $73,000	$365,000 (Construction)					Project will install three generators to power the terminal, fuel farm, and airfield lighting. This project will ensure that the airport is able to operate in times of power outages and be able to accept relief flights and refuel emergency aircraft
T-Hangar Taxi-lane Rehabilitation	$2,310,000	Transportation Objective 1.11	NA	FAA Grant- $2,079,000; FDOT Grant- $115,500; Ad Valorem Taxes- $115,500		$210,000 (Design)	$2,100,000 (Construction)			Rehabilitate existing taxilanes between t-hangar buildings located in the south quadrant of the airport. The proposed approach includes a mill and overlay of the asphalt
Runway 5 Obstruction Clearing	$1,844,000	Transportation Objective 1.11	NA	FDOT Grant- $1,475,000; City- $368,800	$1,844,000- Design and Construction					This project would remove the obstructions and bring our Runway 5 approach end back into compliance with the FDOT.
Runway 11/29 PAPIs	$225,000	Transportation Objective 1.11	NA	FDOT- $180,000; City- $45,000			$225,000 (Construction)			Addition of these navigational aids will enhance safety at airport
Taxiway E Extension	$2,401,000	Transportation Objective 1.11	NA	FAA- $2,160,000; FDOT- $120,050; City- $120,050	$210,000 (Design)	$2,191,000 (Construction)				Design and construct an extension to Taxiway E from midfield to approach end of Runway 29. The extension will help with development of the eastern quadrant of the airport
TOTAL TRANSPORTATION	**$50,428,390**				**$14,923,761**	**$7,560,000**	**$7,472,500**	**$3,852,197**	**$16,619,932**	

SANITARY SEWER

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Treatment Plants										
Wastewater Treatment Plant 2	$10,100,000	Sanitary Sewer Objectives 1.1 and 1.3; Water Supply Objective 1.1	250.0 gallons /person/ day	SRF Loan- $2,600,000; Operating Revenues- $100,000; Grants- $2,500,000; WIFIA Loan- $4,900,000;		$100,000	$3,000,000	$7,000,000		Wastewater Treatment Plant 2 is reaching the end of its useful life expectancy. This project will design and construct upgrades to the plant to allow efficient operation until decommissioning.
Wastewater Treatment Plant 3	$179,907,435	Sanitary Sewer Objectives 1.1 and 1.3; Water Supply Objective 1.1	250.0 gallons /person/ day	WIFIA Loan- $87,220,000; Grant- $44,500,000; Sewer Connection Fees- $1,907,435; SRF Loan- $46,280,000;	$1,907,435	$35,000,000	$40,000,000	$52,000,000	$51,000,000	Wastewater Treatment Plant 3 is nearing its permitted capacity. Projects will desgn and construct improvements to allow the plant's cpacity to be increased to 12.0 MGD, make process aeration improvements, addition of a fourth sand filter, and installation of clarifer covers.
Water Resource Center	$3,100,000	Water Supply Policy 1.2.8	NA	Water Connection Fees- $1,886; Revenue Bonds- $2,900,000;	$100,000	$1,500,000	$1,500,000			Design and construction of a facility to provide educational opportunities to the public regarding the natural and mechanical water cycle.
Line Extensions/Upgrades										
Harmony Master Lift Station	$1,000,000	Sanitary Sewer Objective 1.1	250.0 gallons /person/ day	SRF Loan	$1,000,000					Construction of the Harmony Master Lift Station for the transmission of effluent on the new master forcemain for the Eloise/Harmony area.
WWTP 2 Master Lift-station	$1,750,000	Sanitary Sewer Objective 1.1	250.0 gallons /person/ day	Operating Revenues	$250,000	$1,500,000				Design and construction of new lift-station to allow wastewater pumping to WWTP 3
North Lake Shipp Drive Utility Improvements	$4,200,000	Sanitary Sewer Objective 1.1	250.0 gallons /person/ day	Sewer Connection Fees- $1,550,000; Water Connection Fees- $1,550,000; Grants- $1,100,000	$100,000	$1,100,000	$3,000,000			Design and construction of upgraded gravity lines and force-main along the North Lake Shipp Drive corridor. The upgraded line will increase capacity and improve reliability in the southwest portion of the City.
Septic to Sewer Conversions	$5,000,000	Sanitary Sewer Objective 1.3	250.0 gallons /person/ day	Grants	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	Design,permit, and construction of wastewater infrastructure to properties presently utilizing septic systems for wastewater disposal. This project will reduce nutrient loading to nearby waterbodies.
Seventh Street SW/South Lake Shipp Drive	$5,000,000	Sanitary Sewer Objective 1.1	250.0 gallons /person/ day	Sewer Connection Fees- $4,500,000; Operating Revenues- $500,000		$1,000,000	$2,000,000	$2,000,000		Design and construction of wastewater infrastructure along Seventh Street, SW and South Lake Shipp Drive to provide service to unserved adjacent properties.
Sewer Force-main Extensions	$3,150,000	Sanitary Sewer Objective 1.1	250.0 gallons /person/ day	Sewer Connection Fees- $2,650,000; Operating Revenues- $500,000	$350,000	$650,000	$700,000	$750,000	$700,000	Design and construction of sewer force-mains throughout the City to accommodate new growth.
TOTAL SANITARY SEWER	**$213,207,435**				**$4,707,435**	**$41,850,000**	**$51,200,000**	**$62,750,000**	**$52,700,000**	

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
RECLAIMED WATER										
Reuse Water Main Extensions and Connections	$4,150,000	Water Supply Objective 1.3, Objective 2.1; Potable Water Objective 1.4; Conservation Objective 1.2	NA	Grants- $2,760,000; Impact Fees- $1,240,000	$150,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	This project will provide a looped reuse system around the City for the purpose of supplying reuse water for irrigation, aquifer recharge, and wetland restoration.
ASR Wellfield	$3,000,000	Water Supply Objective 1.3, Objective 2.1; Potable Water Objective 1.4; Aquifer Recharge Objective 2.3	NA	Grants- $1,375,000; Sewer Connection Fees- $1,625,000	$3,000,000					Construction of aquifer Storage and Recovery (ASR) wells for the recharge, storage and recovery of reclaimed water, stormwater, and fresh water for future use.
Direct Potable Reuse	$2,150,000	Water Supply Objective 1.3, Objective 2.1; Potable Water Objective 1.4	NA	Grants- $1,100,000; Sewer Connection Fees- $1,050,000	$50,000	$500,000	$50,000	$50,000	$1,500,000	Design and construction of the facilities to implement direct potable water reuse.
One Water Demonstration Project	$850,000	Water Supply Objective 1.3, Objective 2.1; Potable Water Objective 1.4; Aquifer Recharge Objective 2.3	NA	Operating Revenues	$50,000	$800,000				Design and construction of a One Water reuse water recharge project.
Rapid Infiltration Basin	$2,550,000	Conservation Objective 1.2, Objective 2.3; Drainage & Aquifer Recharge Objective 2.3	NA	SWFWMD Grants- $1,175,000; Sewer Connection Fees- $1,375,000	$100,000	$1,100,000	$1,000,000	$350,000		Design and construction of a Rapid Infiltration Basin to provide recharge to the aquifer, lakes and wetlands.
WWTP 2 Reclaim Bypass	$750,000	Water Supply Objective 1.3, Objective 2.1; Potable Water Objective 1.4; Conservation Objective 1.2	NA	Reuse Payment In Lieu of Fees- $750,000	$250,000	$500,000				Design and construction of a reuse bypass main directly to WWTP 2 from the WWTP 3 reuse transmission main to ensure adequate system pressures.
CR 653 Reuse Main	$910,000	Conservation Objective 1.2, Objective 2.3; Drainage & Aquifer Recharge Objective 2.3	NA	Grants	$910,000					Design and construction of a reuse main along the CR 653 corridor to further the buildout of a looped reclaim distribution system.
TOTAL RECLAIMED WATER	**$14,360,000**				**$4,510,000**	**$3,900,000**	**$2,050,000**	**$1,400,000**	**$2,500,000**	

POTABLE WATER

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Treatment Plants & Storage										
SR 60 Elevated Storage Tank	$6,250,000.00	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.1	275 gallons/ unit/day	Water Connection Fees- $425,000; SRF Loan- $2,700,000; WIFIA Loan- $3,125,000			$850,000	$3,200,000	$2,200,000	Design and construction of an elevated water storage tank to support distribution system pressure to meet demands of planned growth in the southern portion of the Utility Service Area
Cypresswood Water Treatment Plant	$8,300,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.1	275 gallons/ unit/day	SRF Loan	$2,500,000	$5,300,000	$500,000			Improvements will provide a new water treatment facility on the easterly portion of the Winter Haven service area.
Fairfax Water Treatment Plant	$4,750,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.1	275 gallons/ unit/day	SRF Loan- $4,500,000; Operating Revenues- $250,000	$250,000	$2,500,000	$2,000,000			Improvements will replace HSP # 4, antenna replacement, control building upgrades, and upgrade ground storage tank
Garden Grove Pump Station	$600,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.1	275 gallons/ unit/day	Water Connection Fees		$300,000	$300,000			Existing Garden Grove Water Treatment Plant will be de-commissioned and converted to a pumping station.
Inwood Water Treatment Plant	$3,800,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.1	275 gallons/ unit/day	SRF Loan- $3,500,000; Water Connection Fees- $300,000	$300,000	$3,000,000	$500,000			Plant upgrades including service pump repacements, motor control room, and electrical upgrades. This also includes replacement of HSP # 1 which increases from 300 gpm to 1,500 gpm
Pollard Road Water Treatment Plant	$13,487,424	Potable Water Objective 1.1, Objective 1.3; Water Supply Objective 1.1	275 gallons/ unit/day	SRF Loan- $10,500,000; PRWC Funding- $2,987,424	$5,000,000	$7,987,424	$500,000			Design and construction of a new water treatment plant to serve the southern portion of the Winter Haven Water Service area and in support of the ILC.
Line Extensions/Upgrades										
Auburndale/Polk Water Interconnect	$1,750,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	275 gallons/ unit/day	Inter-local Agreeement PRWC			$1,750,000			Project creates a potable water connection to neighboring utilities to allow for sharing future water supply and emergency supply.
Auburndale Interconnect	$1,250,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3,	Water Connection Fees- $416,666; Interlocal Agreements- $833,334		$500,000	$750,000			Project creates a potable water connection to neighboring utilities to allow for sharing future water supply and emergency supply.
Cypresswood WTP Line Extensions	$4,550,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	Water Connection Fees- $745,000; Sewer Connection Fees- $755,000; Reuse Fee in Lieu of Payments- $850,000; Developer Contributions- $1,350,000; Grants- $850,000	$50,000	$2,250,000	$2,250,000			Installation of new water mains to serve the replacement Cypresswood WTP
Eagle Lake Interconnect	$100,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	275 gallons/ unit/day	Water Connection Fees	$100,000					Project creates a potable water connection to neighboring utilities to allow for sharing future water supply and emergency supply.

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Haines City Interconnect	$2,750,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	275 gallons/ unit/day	Water Connection Fees- $1,375,000; Interlocal Agreement- $1,375,000	$50,000	$2,700,000				Project creates a potable water connection to neighboring utilities to allow for sharing future water supply and emergency supply.
Lake Alfred Interconnect	$550,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	275 gallons/ unit/day	Grants- $183,334; Inter-local Agreement- $183,333; Water Connection Fees- $183,333		$300,000	$250,000			Project creates a potable water connection to neighboring utilities to allow for sharing future water supply and emergency supply.
Old Bartow/Lake Wales Rd Water Main	$3,290,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	275 gallons/ unit/day	Water Connection Fees - $2,040,000; Developer Contributions- $1,250,000	$20,000	$1,250,000	$20,000	$2,000,000		Design and construction to loop water from Logistics Parkway to CR 653 for water quality and emergency services.
Water Main Transmission Projects	$8,700,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	275 gallons/ unit/day	Water Connection Fees- $8,000,000; Operating Revenues- $700,000	$250,000	$2,250,000	$3,100,000	$1,600,000	$1,500,000	Design and construction of water mains in new areas of growth, existing communities, and system looping.
Winter Haven Water Facility Building Utility Extensions	$2,550,000	Potable Water Objective 1.1, Objective 1.2; Water Supply Objective 1.3, Objective 1.4	275 gallons/ unit/day	Water/Wastewater Connection Fees	$1,050,000	$1,500,000				Design and construction of water and wastewater mains along Buckeye Loop Road to serve the future Winter Haven Water Facility Building.
Water Supply Projects										
One Water Peace Creek Projects- Bradco Farms Property	$14,000,000	Water Supply Objective 1.1; Potable Water Objective 1.1	NA	WIFIA Loan- $5,625,000; Grants- $8,375,000	$1,000,000	$9,000,000	$2,000,000	$2,000,000		The Bradco Property project will consist of a wetland recharge area, and ASR well, recreational trail amenities, and a site for Utilities administration facility.
Automated Meter Infrastructure	$850,000	Water Supply Objective 1.1; Potable Water Objective 1.1	NA	Water Connection Fees	$500,000	$250,000	$100,000			Automated Meter Infrastructure will automate the City's water meter data collection. Automated meters will allow customers to view in real time water consumption, with the goal of improving conservation.
TOTAL POTABLE WATER	**$77,527,424**				**$11,070,000**	**$39,087,424**	**$14,870,000**	**$8,800,000**	**$3,700,000**	

SOLID WASTE

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Fleet Expansion	$4,725,000	Solid Waste Policy 1.1.2	4.5 Pounds/ person/day	Solid Waste Fund	$1,700,000	$1,700,000	$575,000	$375,000	$375,000	Fleet needs to expand with a new collection route (one refuse and one recycling vehicle) for every 750 homes. Additionally over the 5-year period 4 junk and brush vehicles will need to be added. Investments in additional equipment need to be made prior to homes being built as this service is expected the first week residents move in.
TOTAL SOLID WASTE	**$4,725,000**				**$1,700,000**	**$1,700,000**	**$575,000**	**$375,000**	**$375,000**	

DRAINAGE

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Rain Garden Watershed Improvement	$660,000	Drainage & Aquifer Recharge Objective 1.2, Objective 1.5, Objective 2.2, Objective 2.3; Conservation Objective 1.2, Objective 2.3	NA	Stormwater Fees- $540,000; SWFWMD Grant- $120,000	$620,000 (Construction)	$40,000 (Design)				Siting, design, and construction of swales, rain gardens, and percolation ponds throughout the City to treat stormwater and aid in aquifer recharge.
Lake Howard Watershed Enhancement	$1,460,000	Drainage & Aquifer Recharge Objective 1.2, Objective 1.5, Objective 2.2, Objective 2.3; Conservation Objective 1.2, Objective 2.3; Recreation Objective 3.1, Objective 3.2	NA	Stormwater Fees- $610,000; Local Funds- $200,000; FRDAP- $200,000; Heartland Headwaters- $450,000	$1,460,000					Design and construction for the expansion of the Lake Howard Nature Park.
Logistics Parkway Stormwater Reclamation	$4,600,000	Drainage & Aquifer Recharge Objective 1.2, Objective 1.5, Objective 2.2, Objective 2.3; Conservation Objective 1.2, Objective 2.3	NA	Sewer Connection Fees- $2,350,000; Grants- $2,250,000	$150,000	$350,000	$2,600,000	$1,500,000		Design and construction of stormwater infratructure along Logistics Parkway to capture and retain stormwater run-off for recharge of the surficial aquifer.
Stormwater Asseeement & Improvement Projects	$12,569,262	Drainage & Aquifer Recharge Objective 1.2, Objective 1.5, Objective 2.2, Objective 2.3; Conservation Objective 1.2, Objective 2.3	NA	Stormwater Fees- $6,284,631; Grants- $6,284,631		$6,450,378 (Ware Ave NE Area & Ave C, SE Area)	$3,482,852 (Ave K, SE Area)	$2,636,032 (South Lake Howard Drive Area)		Series of projects to improve drainage in priority areas of the City where flooding and pollutant loading can be addressed simultaneously. The six priority areas are: Ware Avenue NE; Mirror Terrace, NW; Avenue C, SE; Avenue K, SE; High Point Avenue; and South Lake Howard Drive.
TOTAL DRAINAGE	**$19,289,262**				**$2,230,000**	**$6,840,378**	**$6,082,852**	**$4,136,032**	**$0**	

CONSERVATION

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Nature Center	$2,300,000	Conservation Objective 1.1, Objective 1.2; Potable Water Objectives 1.1 and 1.3; Water Supply Objective 1.1	NA	Grants- $40,000; WIFIA Loan- $1,107,400; Bonds- $1,152,600		$2,300,000				Design and construction of a nature center.
TOTAL CONSERVATION	**$2,300,000**					**$2,300,000**				

RECREATION

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Chain of Lakes Park	$30,646,906	Recreation Objective 1.1, Objective 2.1	Ballfields 1/5000	Bond Proceeds- $3,000,000; TDC Contribution- $12,000,000; Construction Fund- $15,646,606	$24,646,906 (Construction)		$6,000,000			Renovation of 5 ballfields including drainage, fencing, lighting, spectator amenities, and support facilities.
Diamondplex	$3,000,000	Recreation Objective 1.1, Objective 2.1; Future Land Use Policy 1.5.9	Ballfields 1/5000	Ad Valorem Taxes	$1,000,000	$2,000,000				The facility was orginally constructed in 1998, and requires upgrades and replacements to the field and installation of energy efficient LED field lighting.
Lake Maude Park	$350,000	Recreation Objective 1.1, Objective 2.1; Future Land Use Policy 1.5.9	6 acres/ 1,000 residents	Impact Fees		$250,000		$100,000		LED Lighting conversion and turf upgrades
Lake Lulu Wetland Park & Trail	$2,150,000	Recreation Objective 1.1, Objective 2.1	6 acres/ 1,000 residents	Ad Valorem Taxes		$150,000 (Design)	$2,000,000 (Construction)			Nature Park and trail development to connect Harmony Trail & SE Winter Haven, Polk County owned adjacent property & COL Phase II Trails
Lions Park	$6,200,000	Recreation Objective 1.1, Objective 2.1	Playground- 1/5,000; Picnic shelter- 1/5,000	Parks & Recreation Fees	$200,000 (Park Renovation Design)	$3,000,000 (Park Renovation Construction)	$3,000,000 (Park Renovation Construction)			The City purchased the Lions Park property on the southern shore of Lake May in 2007. Evaluation of the park property has found that the park is out of date and needs renovation to include: parking, picnic areas, playground, bridges, and walkways.
Martin Luther King Park- Skate Park	$300,000	Recreation Objective 1.1, Objective 2.1	6 acres/ 1,000 residents	Parks and Recreation Fees		$200,000	$100,000			It is anticipated that within two to four years of operation, the skate park will need upgrades for obstacles and infrastructure due to use. These funds will help ensure the continued safety and enjoyment of the facility
Pickelball Courts	$2,000,000	Recreation Objective 1.1, Objective 2.1	6 acres/ 1,000 residents	Ad Valorem Taxes	$100,000 (Design)	$1,900,000 (Construction				Design and development of Pickleball faciilities at varioous park sites and development of a Pickleball facility
"Rowdy" Gaines Olympic Pool	$2,570,000	Recreation Objective 1.1, Objective 2.1	Swimming Pool- 1/25,000	Ad Valorem Taxes	$1,970,000	$300,000	$100,000	$100,000	$100,000	General renovation and upgrades to the pool and pool deck along with the installation of additional shade sails.
Rotary Park	$605,000	Recreation Objective 1.1, Objective 2.1	6 acres/ 1,000 residents	Ad Valorem Taxes- $355,000 & Rotary Club- $250,000	$25,000	$500,000	$80,000			Construction of park improvements including: horshoe courts, building renovations and expansion in FY 2026, and site modernization.
Sertoma Park Redesign	$2,620,000	Recreation Objective 1.1, Objective 2.1	Ballfields- 1/5,000; Park land-6acres/ 1,000 residents	Ad Valorem Taxes	$120,000		$1,500,000	$1,000,000		Renovation of facility to including parking improvements, football field, concession facilities, lighting, and spectator amenities.
Sioutheast Park	$15,150,000	Recreation Objective 1.1, Objective 2.1	Ballfields- 1/5,000; Park land-6acres/ 1,000 residents	Bond Proceeds	$150,000 (Study)	$15,000,000, (Purchase Land & Develop Site				Identify, purchase land , and develop a park in southeast Winter Haven
Winter Haven Recreational and Cultural Center	$22,122,203	Recreation Objective 1.1, Objective 2.1	Basketball- 1/5,000; Swimming Pool- 1/25,000; Playground 1/5,000	Ad Valorem Taxes- $800,000; Construction Fund- $21,322,303	$21,822,203 (Complete redevelopment)	$150,000 (Library Technology)	$50,000 (Library Technology);	$50,000 (Library Technology)	$50,000 (Library Technology)	Complete renovation including branch library, technology area, ADA upgrades, updated mechanical systems, building security, building flow, and community accessibility.

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Winter Haven Senior Adult Center	$430,000	Recreation Objective 1.1, Objective 2.1	6 acres/ 1,000 residents; Playground 1/5,000	Parks and Recreation Fees	$15,000	$15,000	$150,000	$250,000		General upgrades to facility and adjoining shuffleboard courts.
Women's Club Building/ Heritage Park	$250,000	Recreation Objective 1.1, Objective 2.1	NA	Ad Valorem Taxes- $200,000; Donation- $50,000	$250,000					General improvements to preserve a historic facility constructed in 1923, including parking lot improvements, climate control, weatherproofing, and roof repairs.
Park Enhancements Program	$2,550,000	Recreation Objective 1.1, Objective 2.1	6 acres/ 1,000 residents; Playground 1/5,000	Ad Valorem Taxes	$550,000	$500,000	$500,000	$500,000	$500,000	City-wide upgrades and enhancements to park facilities.
TOTAL RECREATION	**$90,944,109**				**$50,849,109**	**$23,965,000**	**$13,480,000**	**$2,000,000**	**$650,000**	

OTHER PROJECTS IMPLEMENTING POLICIES IN THE COMPREHENSIVE PLAN

PROJECT	TOTAL PROJECT COST	COMPREHENSIVE PLAN POLICY IMPLEMENTATION	LEVEL OF SERVICE STANDARD	FUNDING SOURCE	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	FISCAL YEAR 2027/2028	FISCAL YEAR 2028/2029	COMMENTS
Building Division Remodel/Reuse of old Fire Station One	$4,000,000	Housing Goal One	NA	Building and Permitting Fees	$4,000,000					Renovation of Old Fire Station One to create a new customer-oriented space to house the Building Division
Public Safety Complex 5	$5,281,533	Future Land Use Objective 1.4	NA	Bond Proceeds	$2,164,954	$3,116,579				Design and construction of a 11,000 square foot multi-purpose public service building on City-owned property on 20th Street, NW. This facility is designed to serve the northwest portion of the City.
TOTAL OTHER	**$9,281,533**				**$6,164,954**	**$3,116,579**	**$0**	**$0**	**$0**	
TOTAL ALL ELEMENTS	**$482,063,153**				**$96,155,259**	**$130,319,381**	**$95,730,352**	**$83,313,229**	**$76,544,932**	

Note: FDOT projects, Polk County transportation projects, and Polk County School Board projects are adopted by reference by Capital Improvements Element Policies 1.1.7 and 1.1.8.