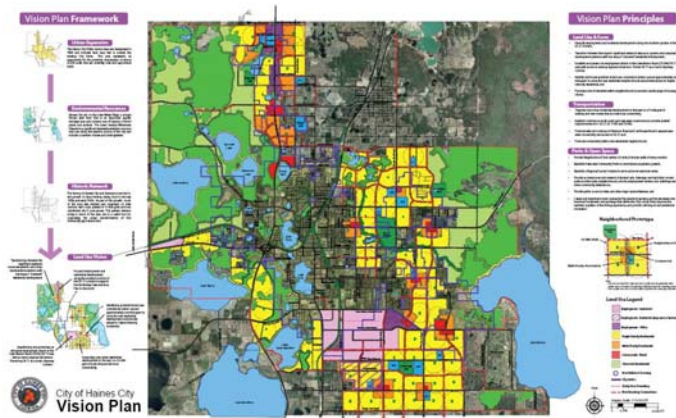




HAINES CITY SELECTED AREA PLAN: CITY VIEW

Regional Planning & Transportation Planning & Engineering



Client:
City of Haines City

Location:
Haines City, Florida

The City of Haines City, located in northeast Polk County in the heart of central Florida, retained Glattig Jackson to prepare a long-term vision plan for approximately 37,000 acres of land located approximately 40 miles south west of Orlando in Polk County. This area includes the existing city limits and lands that are in unincorporated Polk County surrounding the City. The Haines City Special Area Plan: City View represents a unique opportunity to create a proactive, holistic, long-range vision based on input from citizens, landowners, stakeholders, City and County officials and planning experts. The scope of the study effort included the development of comprehensive land use, transportation, and parks and recreation plan components. The plan identifies the vision for the ultimate build-out of the community beyond the year 2030.

Vision Plan



Haines City Community Center

The study consisted of four (4) primary elements, including an existing conditions analysis and needs/issues assessment. The study utilized an extensive public involvement and local government coordination plan to produce a comprehensive plan overlay for future land use, city-wide parks and recreation master plan and a future transportation network plan that incorporated the existing street system, the planned long-range roadway improvements from the Polk County TPO plan and the recommended local and county roadway system necessary to serve the future transportation demand at the adopted level of service.

Roadway typical sections, a connectivity matrix and preliminary cost estimates for an update to the capital improvements element were prepared. Future public transportation plans and “high use” locations were identified to assist in the expansion and development of the planned transit service in Polk County.

The end product includes a vision plan that provides a “menu” for a sustainable community well served by a connected roadway system and supportive of neighborhoods that are diverse, with multiple housing choices and responsive to changing market demands. Implementation steps to the study included preparation of a Comprehensive Plan Amendment and a City/County Joint Planning Agreement.

The Haines City Selected Area Plan: City View received the FPZA 2007 Outstanding Public Study Award.

