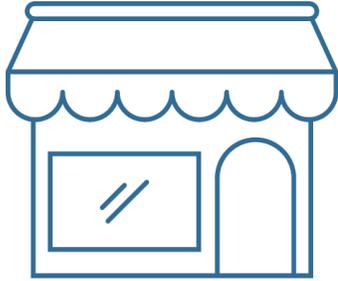


JUNE 17, 2024



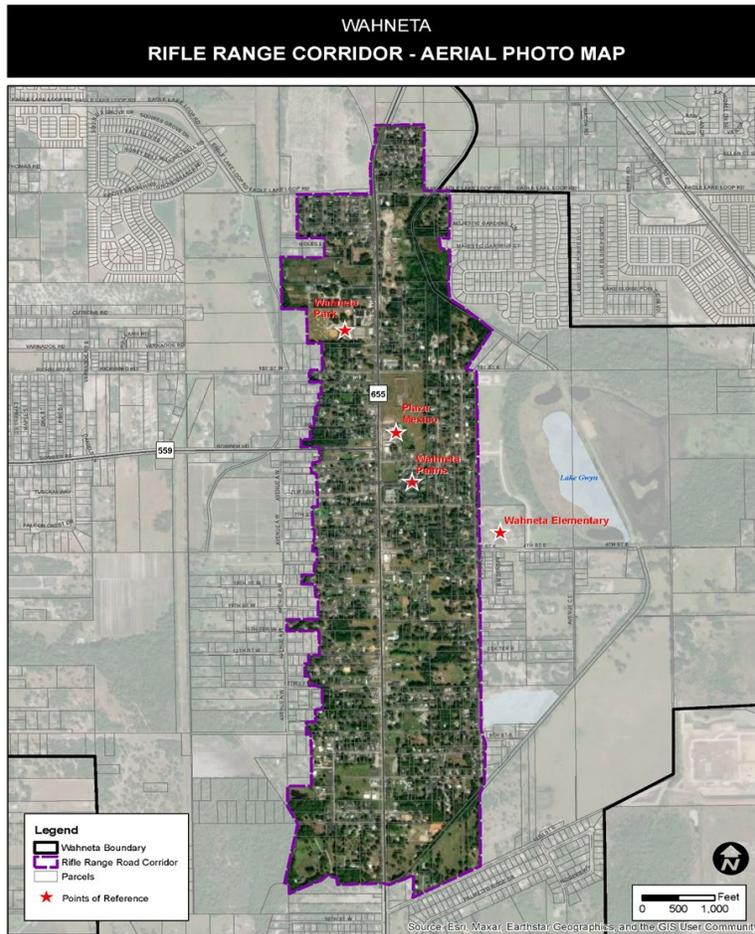
# Wahneta Neighborhood

Vision

Call for details

## Wahneta Main Street Commercial (MSC) Overlay

PREPARED BY:



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## Overview

On May 7, 2024, Polk County in collaboration with the Central Florida Regional Planning Council (CFRPC), held a community meeting at the Guadalupe Mission Catholic Church, from 5:30pm to 7:00pm. The meeting brought together Wahnetta community residents and business owners, along with key stakeholders and representatives from organizations and community-based groups focused on initiatives in Wahnetta.

### The purpose of the meeting was to:

- Inform the community of updates to the Wahnetta Neighborhood Plan.
- Introduce the Wahnetta Main Street Commercial (MSC) Overlay and what it means for property owners along Rifle Range Road.
- Gather community feedback on assets, challenges, and opportunities regarding the Wahnetta community.
- Share next steps in the decision-making process, and how the community will be kept informed of final decisions.



Thirty-eight (38) people attended the event.

## Engagement Format

The Wahnetta Community Meeting was designed to be a semi-formal workshop for participants to learn about the proposed Wahnetta Main Street Commercial (MSC) Overlay and the flexibility it offers property owners in the subject area. The proposed Wahnetta Main Street Commercial (MSC) Overlay encourages the following:

- Develop an updated community strategy to encourage beautification and further define a sense of place.
- Allow greater flexibility for the development of small businesses and community service providers to meet the changing needs of the community.
- Encourage the development of diverse employment opportunities to attract businesses.
- Encourage a pedestrian-oriented community, particularly along the Rifle Range Road and Bomber Road corridors, while allowing for economic development.

Participants were welcomed by CFRPC and County staff and encouraged to tour the display boards, showing Future Land Use Map, the Commercial Corridor Overlay Area Map, and concepts of the Wahneta Main Street Commercial (MSC) Overlay. Attendees were also asked to identify any areas affected by flooding and/or extreme rainfall. Spanish interpretation was provided by CFRPC staff, and assisted by meeting participants, throughout the event.

After participants had some time to view the display boards, Chanda Bennett from Polk County and Brenda Torres with CFRPC, welcomed participants and gave a brief overview of the meeting's purpose, goals, and format. Meeting participants were then grouped into two small groups. Project staff used the following discussion questions to facilitate conversation.

- **What do you like about Wahneta?**
- **What are words you would use to describe Wahneta?**
- **Your Neighborhood**
  - What do you like about your neighborhood?
  - What is needed? (i.e. Sidewalks, Drainage improvements?)
- **Your Business**
  - What do you like about community businesses?
  - What types of businesses are needed?
- **Rifle Range Road Corridor (Main Street) - Concepts**
  - Grocery Stores
  - Personal service shops (i.e. nail salon, dry cleaners)
  - Medical and Professional Offices
  - Daycare centers
  - Restaurants
  - Churches, schools
- **Your Community**
  - Opportunities
  - Challenges
- **Big Idea?**

After about 45 minutes of discussion, each of the two groups had a staff member report back key discussion highlights to the larger group. After each group reported out on the outcomes of their discussion, the County and CFRPC staff answered additional questions from participants. There were several concerns and perspectives expressed at the end of the meeting; project team members made themselves available to listen to and respond to specific community member concerns. This was conducted in both English and Spanish.



# Wahneta Main Street Commercial (MSC) Overlay Input

The concepts of the MSC Overlay were well-received and supported.

## Key Themes

The following are overall key themes, as gathered from staff facilitating small group discussions:

<u>Describe Wahneta</u>	<u>Needs:</u>
<ul style="list-style-type: none"><li>• Everything is very accessible.</li><li>• Multicultural</li><li>• Little Mexico</li><li>• Lots of businesses and services</li><li>• Hometown feel</li><li>• People are accepting</li><li>• Friendly</li><li>• Close-knit community</li><li>• They help each other</li><li>• Different cultures</li><li>• Culturally diverse</li><li>• Tacos</li><li>• Lake Gwyn Park</li><li>• People from many different countries</li><li>• Close to Bartow</li><li>• Cow pastures</li><li>• U-pick blueberries</li><li>• Small town feeling</li><li>• Like its own island</li><li>• No problems with crime</li></ul>	<ul style="list-style-type: none"><li>• Amenities need to be updated.</li><li>• Lots of traffic needs to be regulated and traffic lights installed.</li><li>• More parking</li><li>• Community organization to move things forward</li><li>• Public transportation that stops along rifle range road</li><li>• Better drainage</li><li>• Potable water in some areas</li><li>• Plumbing infrastructure</li><li>• Utility office for water has inconvenient hours and unfriendly staff</li><li>• Need bilingual worker at utility office.</li><li>• Streets need better lighting-streets are dark especially small streets.</li><li>• More sidewalks and well-lit/labelled crosswalks</li><li>• Alternate routes for freight trucks away from Rifle Range</li><li>• Businesses needed: laundromat, hotels, childcare, community center, more non-profits</li><li>• ADA compliance wheelchair access</li><li>• Transit</li><li>• Road direction</li><li>• Onsite parking</li><li>• Access improvements</li><li>• Rifle Range Road cut through</li><li>• Home offices</li></ul>

**Challenges:**

- When it rains the parking areas flood at Plaza Mexico
- 3<sup>rd</sup> street is a dead-end street, so garbage truck has to back up (this happens in a lot of areas).
- Bus stops are unsafe for children due to heavy traffic on Rifle Range
- Homelessness
- The service that used to pick up tree clippings and landscaping waste was terminated.
- Recreational parks lighting not in service for basketball and baseball.
- Residents are being arrested on bicycles for DUI.
- Taxes have increased substantially in the last 5 years and no investment has been made in the area.
- Lack of bicycle safety
- Traffic on Rifle Range
- No investment in schools
- No infrastructure to support new houses.
- Many fatalities on Rifle Range Road.
- High truck traffic
- Need road improvements.
- Would like to live and work in the area.
- Update Rifle Range Road and business owners can also update their businesses.
- Improve aesthetic along the commercial corridor

**Big Idea/Vision:**

- Multifamily housing (apartments)
- Plaza with mall concept for clothes, entertainment, youth, families
- Library for students to do homework.
- Inside mall like in Winter Haven
- Landscaping/Wayfinding
- Cultural Center to celebrate Latino culture and heritage (non-Hispanics to appreciate and understand the culture).
- Make Wahneta more beautiful through organization, road improvements, proper signage & maintenance of county infrastructure.
- Bigger, better school in 15 years
- Invest more money in education and allow students to be able to compete with students from those bigger municipalities.



## Outreach and Notification

Organizations, stakeholders, and community members were notified of the Wahneta Community Meeting through the following methods:

- Over 900 property owners were notified by mail.
- Physical copies of meeting flyer were delivered to Plaza Mexico for customer distribution.
- Physical copies of meeting flyer were delivered to RCMA for distribution to parents.
- Physical copies of meeting flyer were delivered to the Mission of Guadalupe Catholic Church for distribution at Sunday mass.
- Polk Vision distributed electronically to Wahneta database and partners.

## Wahneta Community Meeting Notice

Tu hogar  
Your Home Tu negocio  
Your business Tu comunidad  
Your Community 



# Wahneta Neighborhood

Vision

**SHARE YOUR VOICE ON  
THE WAHNETA  
NEIGHBORHOOD VISION**

**TUESDAY, MAY 7, 2024**

**COMPARTE TU VOS SOBRE  
LA VISIÓN DE LA  
COMUNIDAD DE WAHNETA**

**MARTES, MAYO 7, 2024**

**5:30 to 7 p.m.**

Meeting starts at 5:30 p.m. | Reunión comienza a las 5:30 p.m.



**RCMA Wahneta Child Development Center**  
1920 Gerber Dairy Road  
Winter Haven, FL 33880

Contact/Contacto: Brenda Torres, Central Florida Regional Planning Council, (863) 534-7130 ext: 109 , btorres@cfrpc.org



Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, income or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the CFRPC Title VI/Nondiscrimination Coordinator, Brenda Torres at (863) 534-7130 extension 109 (voice) or via Florida Relay Service 711, or by email at btorres@cfrpc.org.



La participación pública es solicitada sin distinción de raza, color, origen nacional, sexo, edad, discapacidad, religión o situación familiar. Las personas que requieren alojamiento bajo el Americans with Disabilities Act (ADA) o la traducción de idiomas, de forma gratuita deben ponerse en contacto Brenda Torres, CFRPC Título VI de Enlace, 863-534-7130 (voz), oa través de la Florida Relay Servicio 711, o por correo electrónico btorres@cfrpc.org al menos tres días antes del evento.

# Wahnetta Community Meeting Sign-In Sheet

WAHNETTA NEIGHBORHOOD VISION MEETING				
Sign-In Sheet				
The Mission of Guadalupe - 2150 Bomber Rd, Wahnetta, FL 33880				
Tuesday, May 7, 2024   5:30pm to 7:00pm.				
Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
Hilaria Cuevas	RCMA	863-781-9661	hilaria@rcma.org	
Angelica Chavez	RCMA	863-268-3631	angelicach@rcma.org	
Joe Chan		863-521042		
MIKE SETSER	Redemption Baptist Ch	863-845-654	info@redemptionbaptist.com	
Shawn Setser	" "	" "	mssetser@sbglobal.net	

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Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
Jorge I. Sevilla	Mission Guadalupe Wahnetta, FL	305.5139229	jsevilla.lalalle@gmail.com	
Shirley Ramirez	3198 R. L. Rd		3198 R. L. Rd	
Remigio Gamez	Plaza Mexico	863-605-7077	Rem:gamez95@gmail.com	
FIROZ ALI	2477 Rifle Range Rd Sunco	863 669 7865	FEROALY@GMAIL.COM	
Rosalia Sanchez	114 Scott Rd. Winter Haven	8636189403	rosaliasanchez19@yahoo.com	

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Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
		8		
Javier		832-352-5318	Javercito.mondragon@gmail.com	
Mankeey		832-352-5318		
Gonzalo Hernandez		763-3982690	Gonzalohel@gmail.com	
Gregoria		786-938-1847	gregoriavidal61@gmail.com	
Carmela Ramos		863-651-4849		

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Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
Tammy Scott		863-604-9984	tscott2023@yahoo.com	
Stefanie Busch	CFRPC	813-602-1417	smnpeleskoBusch@CFRPC.org	
Chanda Bennett	Polk County <del>REC</del> Land Development	863-534-6484	chandabennett@polk-county.net	
Brenda Torres	CFRPC	863-241-5657	btorres@cfrpc.org	
Jennifer Code-Salisbury	CFRPC	(863) 534-7130	jcodosalisbury@cfrpc.org	

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Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
Patricia M. Manzo		863-585-1286	Patriciaavellaneda60@gmail.com	
Bernabe Mondragon		813-235-5067	Patriciaavellaneda60@gmail.com	
Nephtali Mondragon		863-845-6142	Manzomondragon@icloud.com	
YANETH PERCIBA		863-440-6353	Carolina Carolina 639@gmail.com	
Francisco Cruz		863-215-3898	FranciscoCruz132@gmail.com	
Elsa Gonzalez		805-651-0000	elcapso@icloud.com <del>elcapso@icloud.com</del>	

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Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
Paulette Romch		787-5189067	paulemonia98@gmail.com	
Benjamin Laureano		787-385-1932	bj999@gmail.com	
Victoria Walker		863-326-0177	lindozl.doria18@icloud.com	
Keith Mansous		863-287-1082	Keith.Mansous@gmail.com	
Aaron Cruz		883-837-7234	aa863c@gmail.com	

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Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
Ed + Libby RATT		863-324-6257		
Jaleen Deeb		863 9349838	juleend@hotmail.com	

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Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
lorena Cordero		863 4129288	lorena@crosskydirt.com	
Moises Garcia		863 280 4944	moisesgarcia1992@gmail.com	
Joaquin Cardo		863 412 9726	Joaquin@Sunshine Commercial Cleaning LLC.com	

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**WAHNETA NEIGHBORHOOD VISION MEETING**

**Sign-In Sheet**

The Mission of Guadalupe - 2150 Bomber Rd, Wahneta, FL 33880

Tuesday, May 7, 2024 | 5:30pm to 7:00pm.

///

Name	Affiliation	Phone Number	Email Address	Initial if Opposed to Photo Consent*
Edward B. Pratt	MI Ave A East	863-324-0257	epratt1@tampabay.rr.com	
Oscar Hernandez		863 604 2413	103 SHELTON ST	
Cecilia Hernandez		863.605-1062	WINTER HAVEN	

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# Wahneta Community Meeting PowerPoint Slides

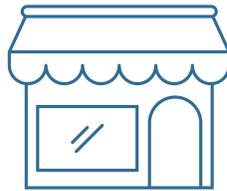
Tu hogar  
Your Home



Tu negocio  
Your business



Tu comunidad  
Your Community



## Wahneta Neighborhood

Vision

TUESDAY, MAY 7, 2024 | MARTES, MAYO 7, 2024

5:30PM - 7:00PM



**Guadalupe Mission  
Catholic Church**  
1920 Gerber Dairy Rd  
Winter Haven, FL 33880



## Wahneta Neighborhood

Vision



### Goal | Purpose

- Seek Community input as the County works to **update** Wahneta Neighborhood Plan.
- Inform Community of proposed Wahneta Main Street Commercial (MSC) Overlay.
- Identify existing opportunities & challenges specific to residential & commercial needs in Wahneta.

### Gol |Objetivo

- Obtener opiniones de la comunidad mientras el condado trabaja para actualizar el Plan Vecinal de Wahneta.
- Informar a la comunidad sobre la designación propuesta de Wahneta Main Street Commercial Overlay(MSC).
- Identificar oportunidades y desafíos existentes específicos para las necesidades residenciales y comerciales en Wahneta

## Wahneta Neighborhood Plan Plan Vecinal de Wahneta



The Wahneta Neighborhood Plan was created to recognize existing businesses, assist in the redevelopment of the existing residential and commercial areas, and encourage development of vacant properties to assist in the revitalization efforts for the Wahneta area.



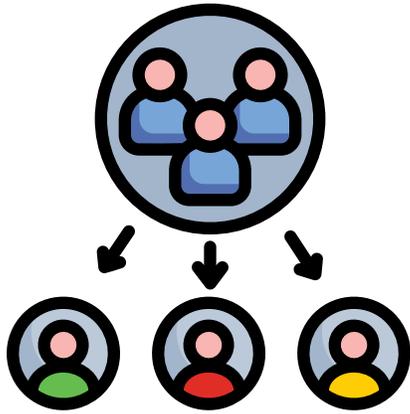
El Plan Vecinal de Wahneta se creó para reconocer los negocios actuales, ayudar en la reurbanización de las áreas residenciales y comerciales existentes y fomentar el desarrollo de propiedades desocupadas para ayudar en los esfuerzos de revitalización del área de Wahneta.

### Wahneta Main Street Commercial (MSC) Overlay *Rifle Range Road Corridor*

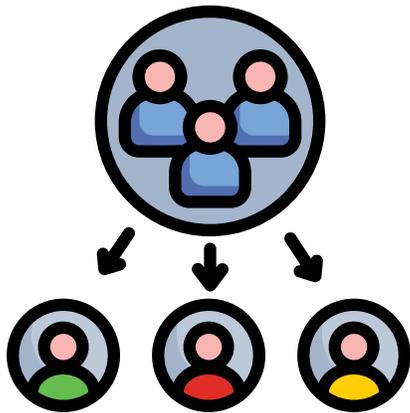
- Develop an updated community strategy to encourage **beautification** and further **define a sense of place**.
- Allow **greater flexibility for the development of small businesses** and community service providers to meet the changing needs of the community.
- Encourage the **development of diverse employment opportunities** to attract businesses.
- Encourage a **pedestrian-oriented community**, particularly along the Rifle Range Road and Bomber Road corridor, while allowing for economic development.



- Desarrollar una estrategia comunitaria actualizada para el **embellecimiento** y **definir aún más el sentido de lugar**.
- **Permitir flexibilidad para el desarrollo de negocios pequeños** y proveedores de servicios comunitarios para satisfacer las necesidades cambiantes de la comunidad.
- Animar el **desarrollo de diversas oportunidades de empleo** para atraer empresas.
- Incitar una **comunidad orientada a los peatones**, particularmente a lo largo del corredor Rifle Range Road y Bomber Road, al tiempo que permite un desarrollo económico.



**Breakout Groups | Sesión de Grupos**



**Group Report Outs | Informes Grupales**





# Wahneta Neighborhood

Vision



## Next Steps:

**Wednesday, June 20, 2024 at 9:00 AM** Polk County Adm Bldg | 330 W. Church St. | Bartow, FL 33830  
Polk County Planning Commission Hearing  
Proposed Wahneta Main Street Corridor (MSC) Overlay

**July 2024 (Date TBD)** Polk County Adm Bldg | 330 W. Church St. | Bartow, FL 33830  
Polk County Board of County Commissioners Hearing  
Proposed Wahneta Main Street Corridor (MSC) Overlay

## Próximos Pasos

**Miércoles, Junio 5, 2024 at 9:00 AM** Polk County Adm Bldg | 330 W. Church St. | Bartow, FL 33830  
Audiencia de la Comisión de Planificación del Condado de Polk  
Propuesta de Corridor de Wahneta Main Street (MSC) Overlay

**July 2024 (Date TBD)** Polk County Adm Bldg | 330 W. Church St. | Bartow, FL 33830  
Audiencia de la Junta Comisionada del Condado de Polk  
Propuesta de Corridor de Wahneta Main Street (MSC) Overlay



# Wahneta Neighborhood

Vision



## For more Information:

**Chanda Bennett**

Polk County Comprehensive Planning Administrator  
Office of Planning and Development | Land Development  
Phone 863.534.6484  
[chandabennett@polkcounty.net](mailto:chandabennett@polkcounty.net)

**Brenda Torres**

Community Planner & Communications Manager  
Central Florida Regional Planning Council  
(863) 5347130 ext. 109  
[btorres@cfrpc.org](mailto:btorres@cfrpc.org)



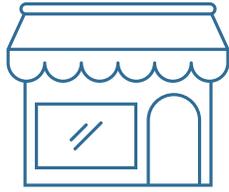
Tu hogar  
Your Home



Tu negocio  
Your business



Tu comunidad  
Your Community



# Wahneta Neighborhood

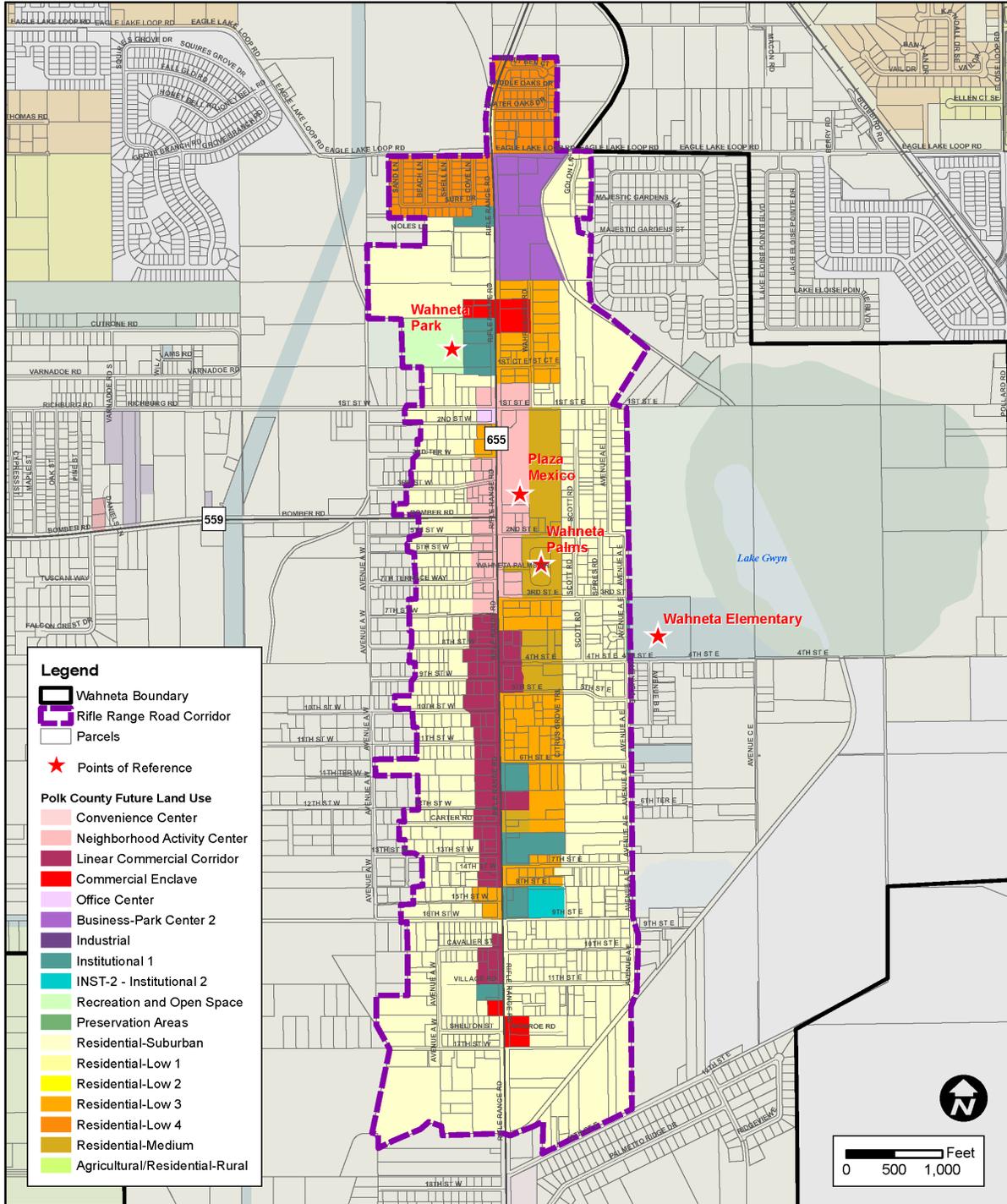
**Vision**

**THANK YOU! | GRACIAS!**



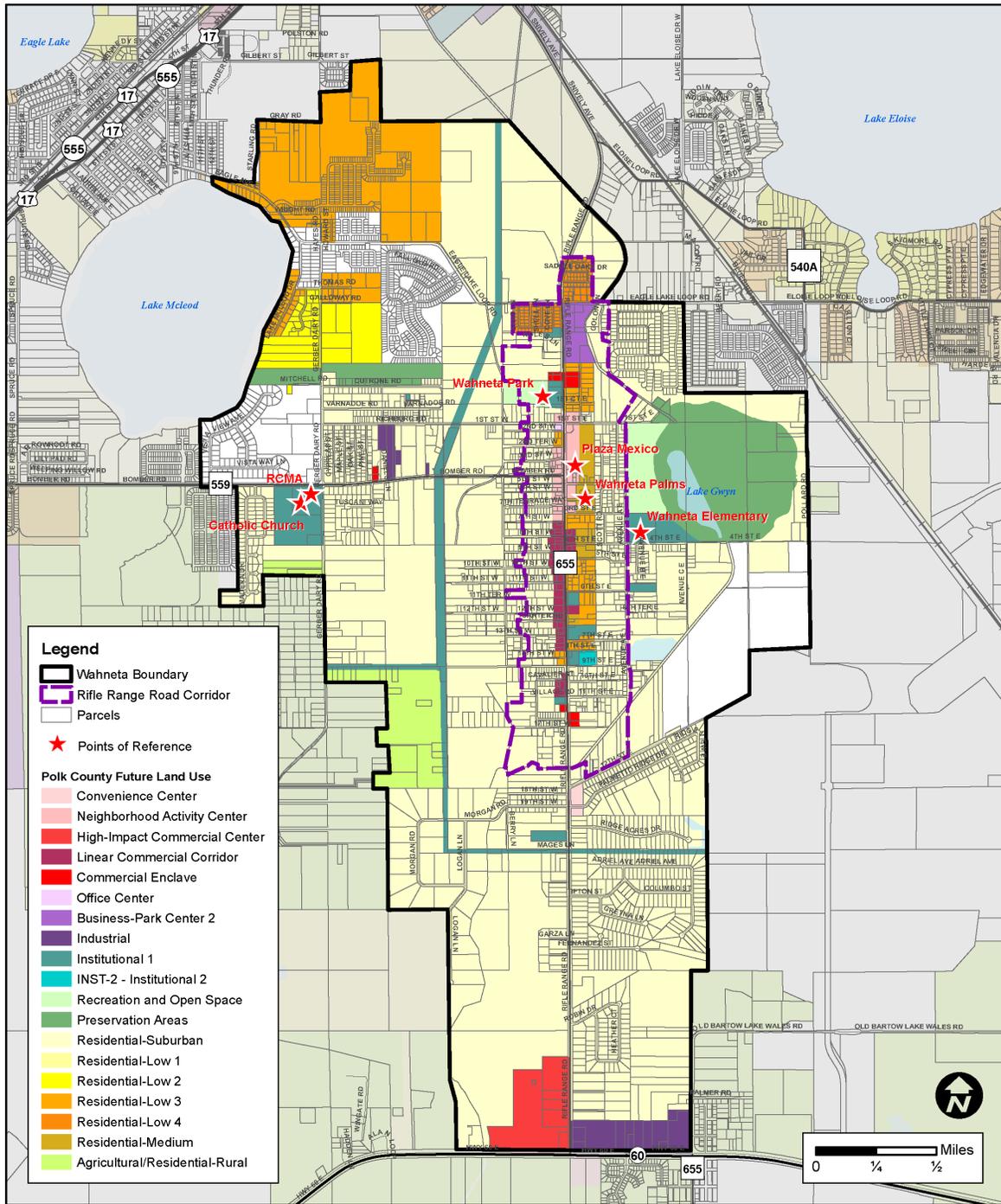
# Wahnetta Community Meeting Maps

## WAHNETTA RIFLE RANGE CORRIDOR - FUTURE LAND USE MAP

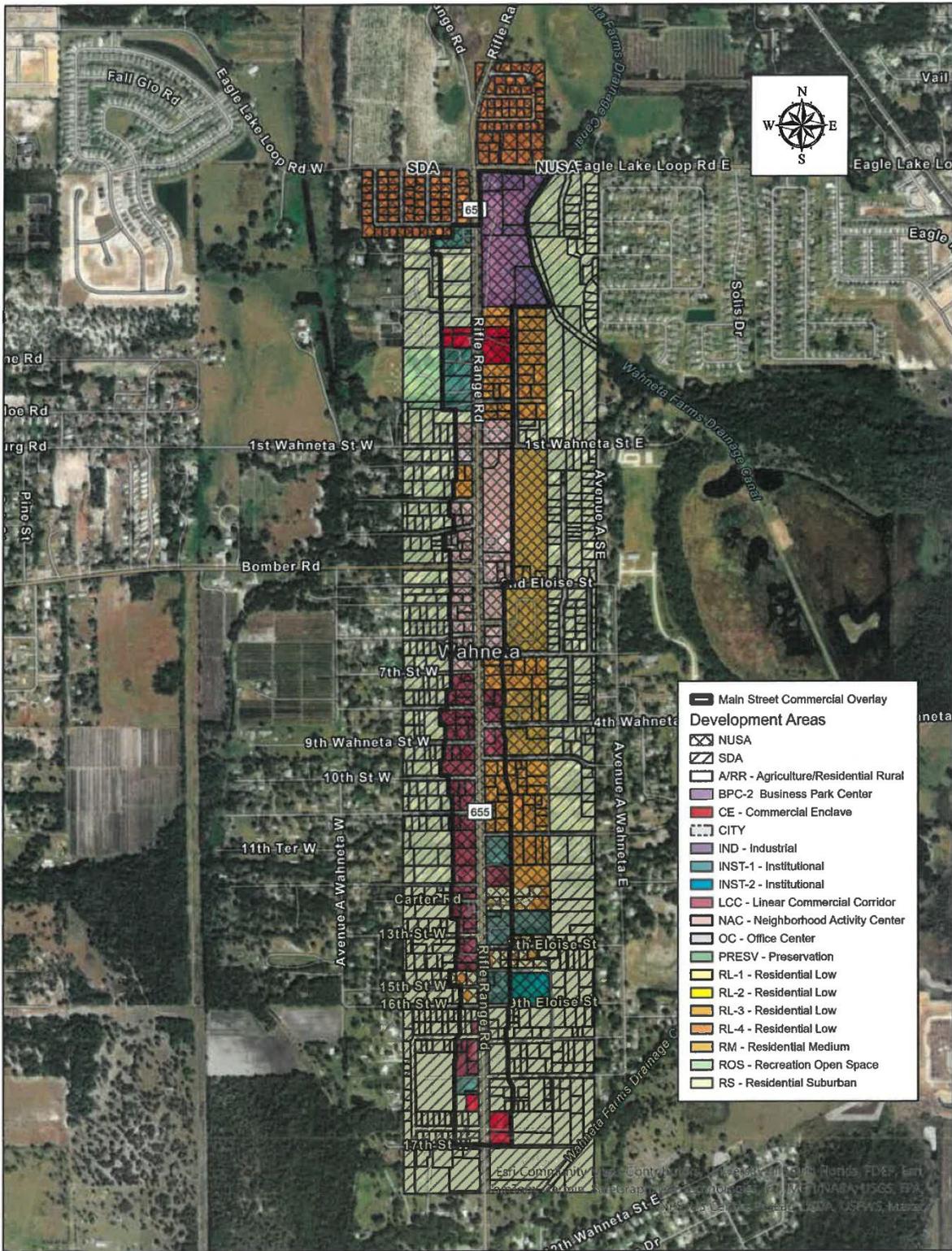


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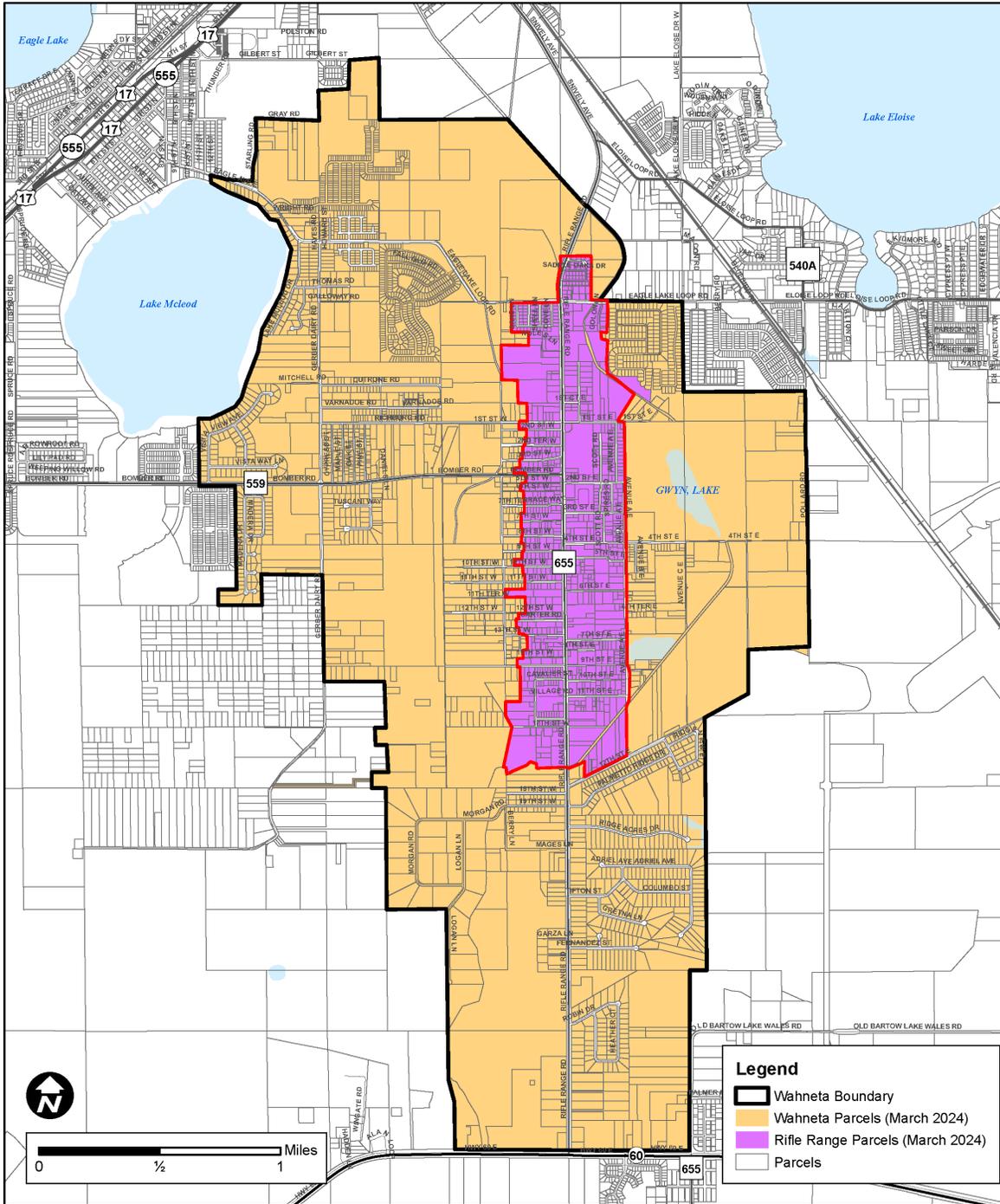
# WAHNETA FUTURE LAND USE MAP



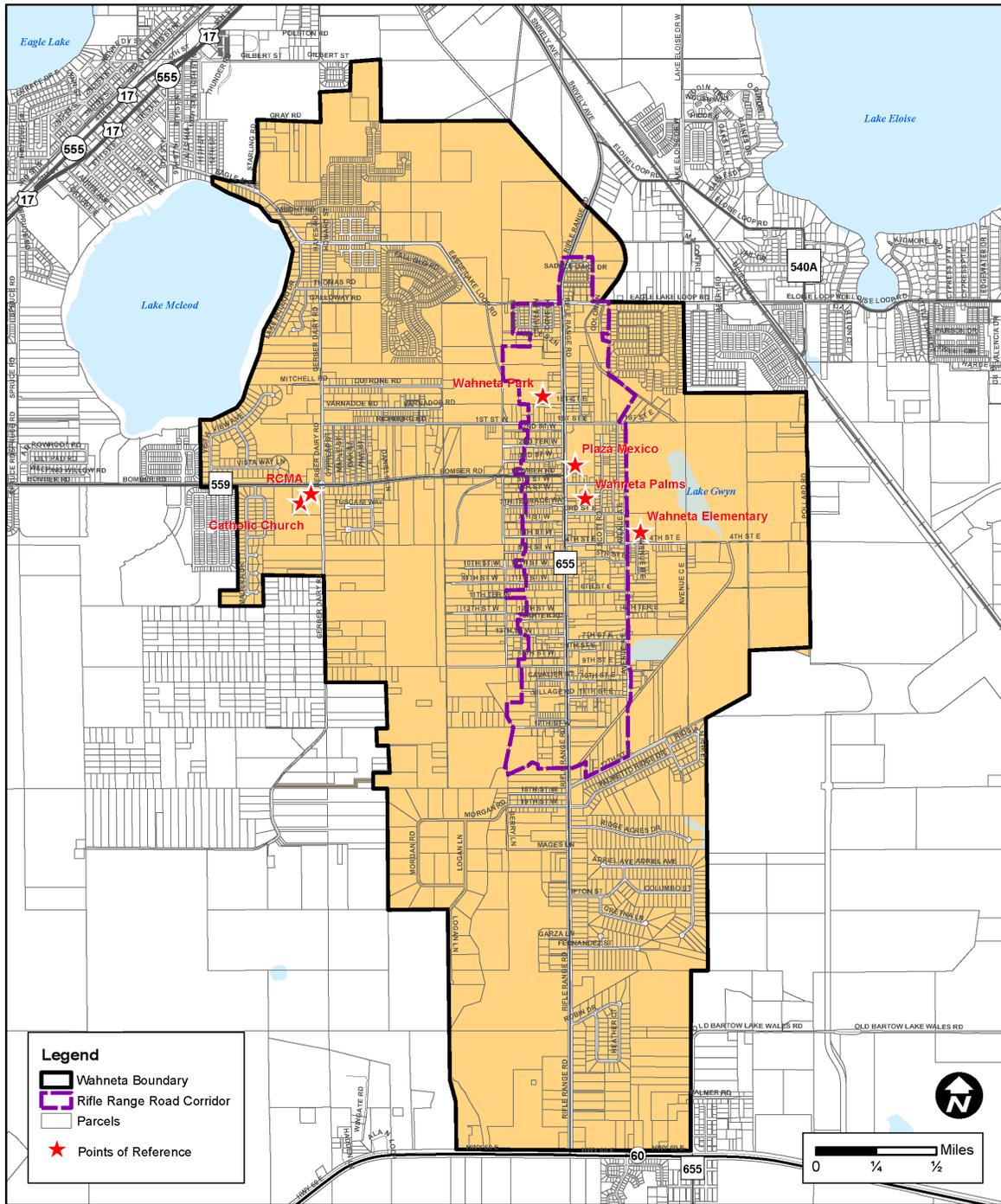
Document Path: D:\Projects\PolkCnty\Wahneta\Wahneta\_FLU\_050324.mxd



# WAHNETA LOCATION MAP

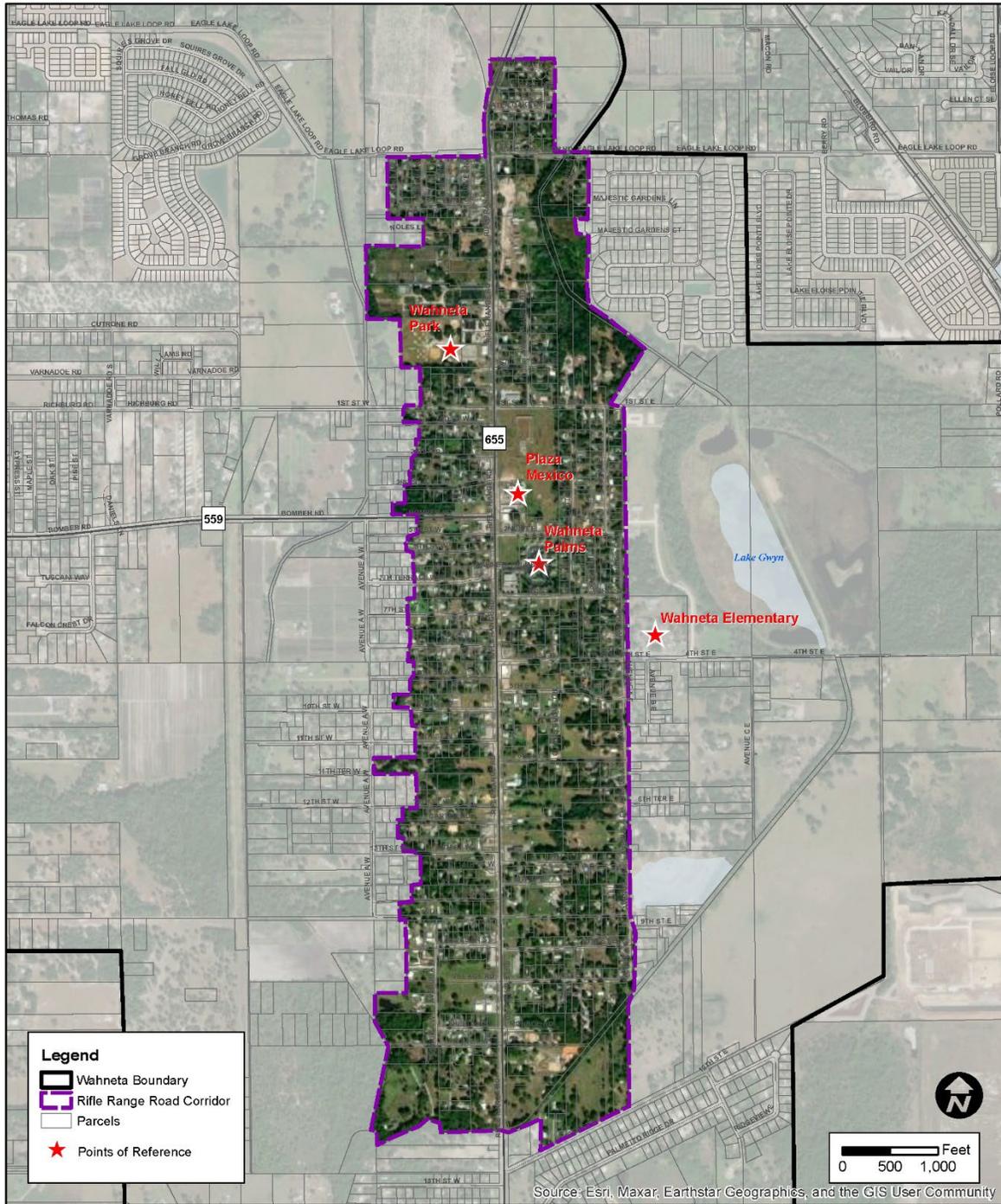


# WAHNETA LOCATION MAP



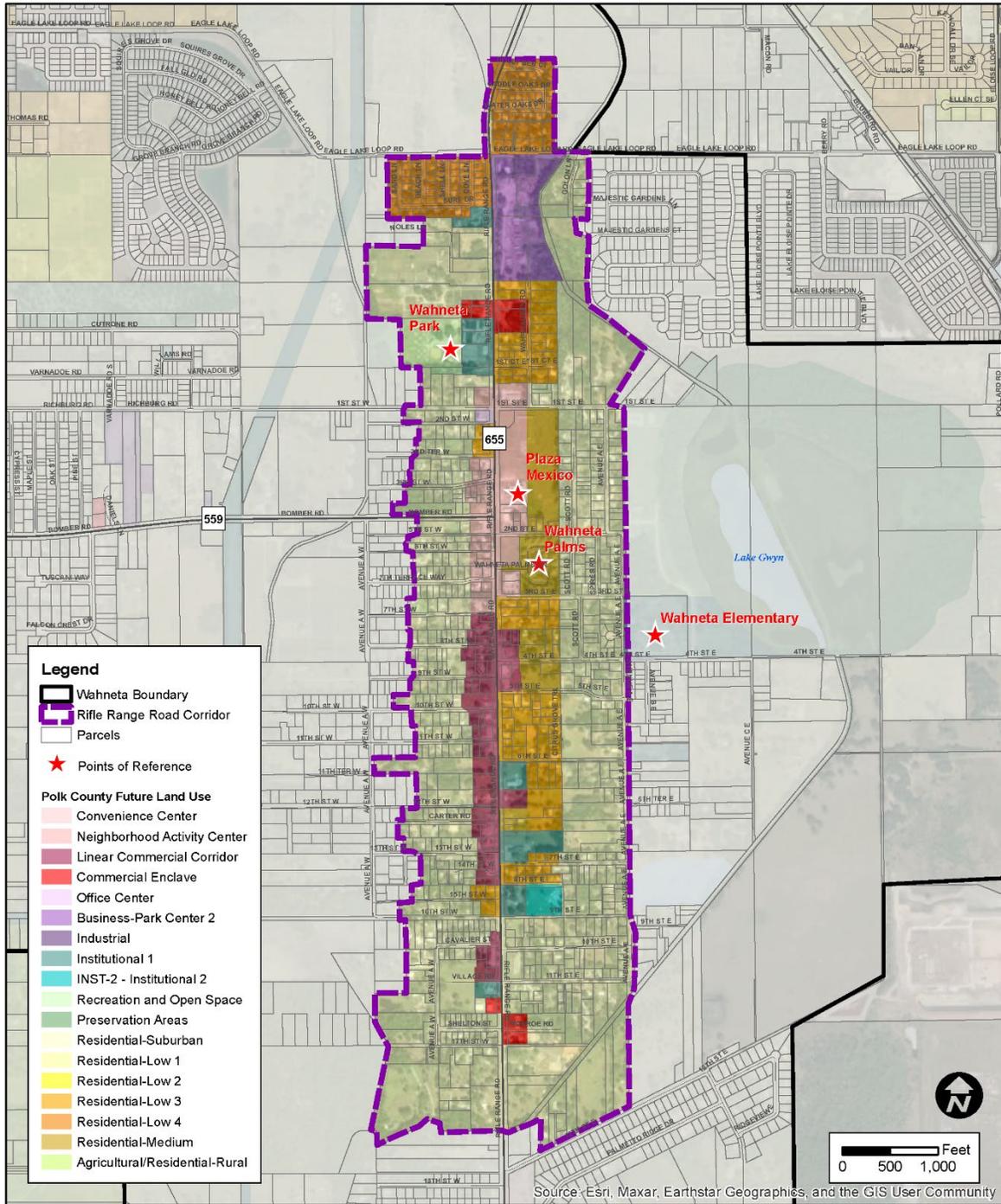
Document Path: D:\Projects\PolkCnty\Wahnetia\Wahnetia\_LOC\_050324.mxd

# WAHNETA RIFLE RANGE CORRIDOR - AERIAL PHOTO MAP



# WAHNETA

## RIFLE RANGE CORRIDOR - AERIAL PHOTO-FUTURE LAND USE OVERLAY MAP



# Wahneta Community Meeting Property Owner Notice - English

## **COMMUNITY WORKSHOP NOTICE**

April 30, 2024

RE: **Tuesday, May 7, 2024 – Wahneta Neighborhood Plan Community Workshop**

Dear Property Owner:

Please join us to share your thoughts and ideas on the update of the Wahneta Neighborhood Community Plan. This community workshop will be held on **Tuesday, May 7, 2024 from 5:30 to 7 p.m. at the RCMA Wahneta Child Development Center, 1920 Gerber Dairy Road, Winter Haven, FL 33880.**

Polk County is working with the community to update the Wahneta Neighborhood Community Plan. Discussions will include but are not limited to: the Rifle Range Road multi-use corridor; connectivity to homes, schools and parks; and impacts of flooding during extreme rainfall.

The workshop will be facilitated by the Central Florida Regional Planning Council (CFRPC) in partnership with Polk County.

**Wahneta Neighborhood Community Plan Workshop**  
**Tuesday, May 7, 2024**  
**5:30 to 7 p.m.**

**RCMA Wahneta Child Development Center**  
**1920 Gerber Dairy Road**  
**Winter Haven, FL 33880**

This event is open to the public and all interested persons are encouraged to attend. For additional information, please contact Brenda Torres, Central Florida Regional Planning Council, at (863) 534-7130, extension 109 or via e-mail at [btorres@cfrpc.org](mailto:btorres@cfrpc.org).

*Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, income or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the CFRPC Title VI/Nondiscrimination Coordinator, Brenda Torres at 863-534-7130 ext. 109 (voice) or via Florida Relay Service 711, or by email at [btorres@cfrpc.org](mailto:btorres@cfrpc.org).*



## Wahneta Community Meeting Property Owner Notice - Spanish

# AVISO DE REUNIÓN COMUNITARIA

**Abril 29, 2024**

**Atención: Martes 7 de Mayo de 2024 – Reunión Comunitaria Sobre el Plan Vecindario de la Comunidad de Wahneta**

Estimado propietario:

Únase a nosotros para compartir sus pensamientos e ideas sobre la actualización del Plan Vecindario de la Comunidad de Wahneta. Esta reunión comunitaria se llevará a cabo el **Martes 7 de Mayo de 2024 de 5:30 p. m. a 7:00 p. m. en RCMA Wahneta Child Development Center, 1920 Gerber Dairy Road, Winter Haven, FL 33880.**

El condado de Polk está trabajando con la comunidad para actualizar el Plan Vecindario de la Comunidad de Wahneta. La discusión incluirá, entre otros: el corredor de usos múltiples de Rifle Range Road; conectividad a hogares, escuelas y parques; y los impactos de las inundaciones durante las lluvias extremas.

La reunión será facilitado por el Consejo de Planificación Regional de Florida Central (CFRPC) en asociación con el condado de Polk.

### **Reunión Comunitaria Sobre el Plan Vecindario de la Comunidad de Wahneta**

**Martes, Mayo 7, 2024**

**5:30pm - 7:00pm**

**RCMA Wahneta Child Development Center**

**1920 Gerber Dairy Rd**

**Winter Haven, FL 33880**

El evento está abierto al público y se anima a todas las personas interesadas a asistir. Para obtener información adicional, comuníquese con Brenda Torres, Consejo de Planificación Regional de Florida Central, Central Florida Regional Planning Council al (863) 534-7130, extensión 109 o por correo electrónico a [btorres@cfrpc.org](mailto:btorres@cfrpc.org).

*La participación pública es solicitada sin distinción de raza, color, origen nacional, sexo, edad, discapacidad, religión o situación familiar. Las personas que requieren alojamiento bajo el Americans with Disabilities Act (ADA) o la traducción de idiomas, de forma gratuita deben ponerse en contacto Brenda Torres, CFRPC Título VI de Enlace, 863-534-7130 (voz), oa través de la Florida Relay Servicio 711, o por correo electrónico [btorres@cfrpc.org](mailto:btorres@cfrpc.org) al menos tres días antes del evento.*

