

APRIL 23, 2025



Wahneta Neighborhood

Vision

Call for details

Wahneta Main Street Commercial (MSC) Overlay Land Development Regulations

PREPARED BY:

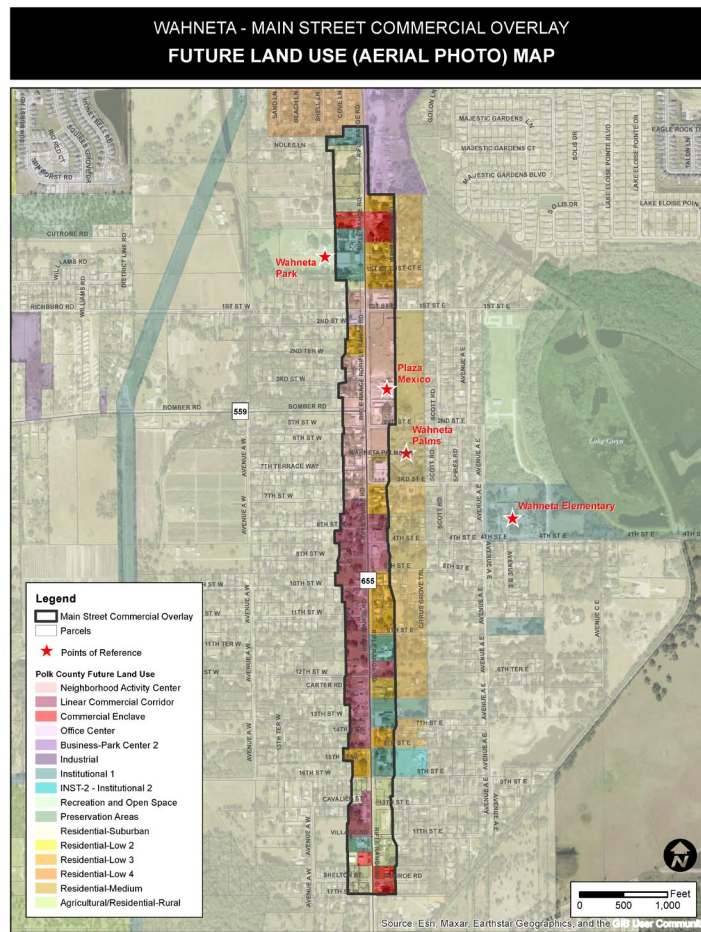


Table of Contents

Overview	2
Key Themes	2
Recommendations	4
Breakout Group Comments	5
Outreach and Notification	6
Wahneta Community Meeting Notice.....	7
Wahneta Community Meeting Sign-In Sheet.....	8
Wahneta Community Meeting PowerPoint Slides	12
Wahneta Community Meeting Maps	22
Wahneta Community Meeting Property Owner Notice	25

Overview

On April 10, 2025, Polk County, in collaboration with the Central Florida Regional Planning Council (CFRPC), hosted a community meeting at the Guadalupe Mission Catholic Church. The event brought together residents and business owners from the Wahneta community, as well as key stakeholders and representatives from various organizations and community-based groups. The meeting served as a platform for discussion, collaboration, and updates on ongoing and future initiatives aimed at improving the Wahneta area.

The purpose of the meeting was to:

- Inform the Community of the Wahneta Main Street Commercial (MSC) Overlay.
- Provide information to the community on the draft proposed Polk County Land Development regulations for the Wahneta Main Street Corridor Overlay.
- Identify existing opportunities and challenges specific to residential and commercial uses and in Wahneta.



Photo: April 10, 2025 Community Workshop

The meeting served as an opportunity for community engagement, offering residents the ability to learn about upcoming plans, proposed regulations and share input that will help shape future development efforts in the area. Forty-two (42) people attended the event.

Key Themes

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

Allowable uses:

Participants expressed consensus and support regarding the proposed uses within the Wahneta Main Street Commercial (MSC) Overlay.

Front Setbacks:

Attendees supported the proposed flexibility in reducing front setback requirements, as long as the site design is appropriate for the development and compatible with the property.

Compatibility Zone:

There was support for allowing reductions in the compatibility zone, with attendees emphasizing that such adjustments should be based on neighboring land uses and the nature of the proposed development. Some development types may justify either a larger or smaller compatibility zone.

Signage:

Participants were in favor of prohibiting pole-mounted free-standing signs within the MSC Overlay. Only ground-mounted free-standing and monument signage would be permitted, in line with a more cohesive and pedestrian-friendly streetscape.

Architectural Standards:

Attendees felt that architectural standards were not necessary within the MSC Overlay. The community's primary focus was on revitalization, including attracting new businesses and promoting economic development in the area.

Parking:

There was support for allowing parking reductions, but with important considerations. Participants highlighted that existing businesses already face parking shortages, particularly along Rifle Range Road. To address this, they expressed a desire for a more walkable community that would help reduce the need for on-site parking, or the development of a designated public parking lot to accommodate residents and visitors.

Traffic/Transportation:

Attendees expressed that Rifle Range Road currently lacks the capacity to support new development due to traffic congestion and poor pedestrian and bicycle infrastructure. As the community's main corridor, it should serve all users—drivers, walkers, and cyclists. However, residents were concerned about the potential impacts of widening the road, particularly due to the close proximity of existing businesses along the corridor.

In Summary

The April 10, 2025, Wahneta community meeting provided a valuable platform for residents, business owners, and stakeholders to share ideas and concerns about the future of the area. Overall, community members are eager to see new businesses and revitalization efforts that enhance the character and economic vitality of Wahneta. There is a desire for adaptable development regulations (such as setbacks, compatibility zones, and parking) to better accommodate site-specific needs and encourage reinvestment. The community showed a clear preference for simplified regulations to encourage investment and revitalization within the Wahneta Main Street Commercial (MSC) Overlay.

A major theme raised was the condition of Rifle Range Road, which many felt is currently inadequate for the volume of traffic and unsafe for pedestrians and cyclists. As the area grows, residents want to see infrastructure improvements but expressed concern about the potential impact on nearby businesses if road widening is pursued.

The meeting reflected a community that is eager for positive change but also mindful of the need for balanced, context-sensitive planning that protects local character and ensures accessibility for all.

Recommendations

Based on community feedback, the following recommendations are offered for consideration:

1. Move forward with the proposed uses and flexible development standards outlined in the MSC Overlay, as they received support from the community.
2. Eliminate the proposed architectural design requirements within the overlay. This aligns with community priorities focused on revitalization, affordability, and encouraging new business investment.
3. Support reductions in parking and compatibility requirements on a case-by-case basis, especially where developments incorporate walkable design or are near public/shared parking options.
4. Explore opportunities for a shared or public parking lot along or near Rifle Range Road to relieve existing pressure on businesses and support future growth.
5. Initiate a study or planning process for Rifle Range Road improvements that consider:
 - Complete streets concepts for multimodal access (car, pedestrian, bike).
 - Alternatives to widening that minimize business impacts (e.g., streetscape improvements, side street enhancements, traffic calming).
6. Continue community engagement throughout the code refinement and infrastructure planning process to ensure residents and business owners remain informed and involved.



Photo: April 10, 2025 Community Workshop

Breakout Groups Comments

Challenges

- Would like to see Rifle Range Rd widened to 4-lanes similar to Martin Luther King Jr. Blvd in Florence Villa
- Concerns with truck parking
- Lots of traffic on 3rd street & Rifle Range Rd by Plaza Mexico resulting in accidents
- Surveyors refuse to come to Wahneta, challenge of plots, line lots.
- Rifle Range Rd current infrastructure cannot support commercial development
- Widening of Rifle Range Road will decrease the overlay
- Rifle Range Road needs to be improved at a minimum with a turn lane
- Semi-trucks from CSX ILC use Rifle Range Rd, heavy truck traffic
- Rifle Range Rd is not pedestrian friendly
- Lack of existing parking for big trucks
- Need adequate sidewalks on Rifle Range Rd
- Development on the south side of Wahneta is causing higher traffic
- Public transportation is inadequate
- Need sidewalks up to US17
- Crime issues
- Code enforcement

Wants:

- Make Rifle Range Rad a complete street with sidewalks and bike path with ADA access.
- Homes with Food Trucks allowed
- Rifle Range Rad alternative to keep trucks off corridor
- Provide public parking
- Traffic lights to improve traffic on Rifle Range Rd
- A walkable community

Businesses and Services needed:

- Mix use development. Apartments over commercial on the first floor.
- Bank
- Small businesses
- Sit- down restaurants
- Public transportation

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 local businesses and churches for distribution.
- 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.

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
THURSDAY, APRIL 10, 2025**

**COMPARTE TU VOS SOBRE
LA VISIÓN DE LA
COMUNIDAD DE WAHNETA
JUEVES, ABRIL 10, 2025**

5:30PM - 7:00PM

Meeting starts at 5:30PM | Reunión comienza a las 5:30PM

Join us to discuss the draft Polk County Land Development Code requirements for the Wahneta
Main Street Corridor Overlay

Únase a nosotros para discutir los requisitos del Código de desarrollo de terrenos del condado de
Polk para la Wahneta Main Street Commercial Overlay (MSC).



Mission of Guadalupe Catholic Church

2150 Bomber Rd,
Wahneta, 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, 863-534-7130, extension 109 (voice), or via Florida Relay Service 711, or by email: 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 Entlace, 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.

Wahneta Community Meeting Sign-In Sheets

Wahneta Neighborhood Vision Meeting Sign-In Sheet Mission of Guadalupe Catholic Church April 10, 2025, 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Edward+Elizabeth Pratt			111 Ave A Wahneta East, Winter Haven	ep Pratt1@tampabay.rr.com
William D Smith			505 Cypress CR W.H.	ws Smith.WS@gmail.com
Corey La Russ			131-9th Wahneta SE	
Tabetha Russ			" "	" "
Mauro Lopez			122 1st Street west Winter Haven	Same
Sebastian Lopez			122 1st Street west Winter Haven	Same
Valentina Serna			118 3rd Wahneta St West	emy2014.vs@gmail.com
Adeline Salazar			106 3rd Wahneta St. West	

*I hereby consent to and authorize the reproduction, publication and/or other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HRTPO, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Neighborhood Vision Meeting Sign-In Sheet Mission of Guadalupe Catholic Church April 10, 2025, 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Juleen Deeb	JD	YES	701 Dolly Ben CT	juleend@hotmail.com
Tammy Scott	TS	YES	703 Dolly Ben CT	tscott2023@yahoo.com
Bill Pennington	BP	YES	854 SADDLE OAK PK.	William Pennington 596@yahoo.com
Mike Knudstrog		YES	P.O. Box 7572 Lakeland, FL 33807	MKNUPSTRUP@yahoo.com
JESUS GONZALEZ	J.G	YES	Jgonzalez@rupertan.com	118 3rd wahneta st west W.H FL 33880
Arturo Gonzalez	A.R	YES	artio@gmail.com	P.O Box 2488 Eagle Lake FL 33839
Jose Linares				
Juan Hernandez				

*I hereby consent to and authorize the reproduction, publication and/or other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HRTPO, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Neighborhood Vision Meeting **Sign-In Sheet**

Mission of Guadalupe Catholic Church
 April 10, 2025, 5:30 PM



Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Jorge I Sevilla marganta R Salameh frank & marie Ramirez Maria Hernandez	fr	yes	jsevilla.la@belle.com marganta.SevillaSalameh21@gmail.com 500 Ave. A Wahneta Winter Haven, FL 33880 12 Cherry Blossom Lane Winter Haven, FL 33884	
Quito Villalobos			601 Morgan Rd Winter Haven, FL	
TROY HOLLEY	T.H.	yes	136 16th ST west 33880	TROY PHOLLEY@yahoo.com
Francisco Ortiz			108 Scott Rd. Winter Haven	Franciscoortiz132@gmail.com
Carmela Ramos Jessa Santiago Jocelyn Santiago		yes	110 Scott Rd Winter Haven 118 1st wahneta st west winter Haven FL 33880	

*I hereby consent to and authorize the reproduction, publication and/or other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HRTPO, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Neighborhood Vision Meeting **Sign-In Sheet**

Mission of Guadalupe Catholic Church
 April 10, 2025, 5:30 PM



Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Mike & Shawn SETSER	MS	yes	480 ADRIEN AVE WINTER HAVEN, FL 33880	mssetser@stcglobal.net
Paula Vinn		yes	2860 Rifle Range Rd Winter Haven FL 33880	pjanev9@aol.com
Victor Cruz	V.C.	yes	114 18th Wahneta St W	
Daisy Cruz	D.C	yes	415 Ave B Wahneta E Winter Haven	
Christian Filomeno	CF	yes	110 Carter Rd Winter Haven	
Alexis Filomeno	AF	yes	110 CARTER RD WINTER HAVEN	
* LUZ D Huipio	LH	yes	215 RICHBURG RD winter Haven 33880	luzhuipio78@gmail.com
Delores Skipper	DS		1140 Ave A Wahneta	

*I hereby consent to and authorize the reproduction, publication and/or other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HRTPO, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Neighborhood Vision Meeting Sign-In Sheet Mission of Guadalupe Catholic Church April 10, 2025, 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Maribel Villegas Escobedo 3110 Rille Ranch Rd Winter Haven, FL 33880		yes		
Candela V. Lopez 199 7th St NW Winter Haven FL 33880		yes		
Kim Davis		yes	354 Terranova Blvd W.H. 33884	Kim@crosbydirt.com
Ramiro Guez		yes	P.O. Box 1215 Winter Haven FL 33882	RamiroGuez75@gmail.com
Steve Sanchez			107 West 14 th Ave Winter Haven FL 33880	
Mayra D. Gonzalez		yes	114 2nd Wahneta Terr Wahneta W. Haven FL	
Danica Crowley		yes	11	
Robert Foster		yes	712 Logan Lane Wahneta Winter Haven FL 33880	

*I hereby consent to and authorize the reproduction, publication and/or other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HRTPO, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Neighborhood Vision Meeting Sign-In Sheet Mission of Guadalupe Catholic Church April 10, 2025, 5:30 PM				
Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Alia M. Lopez	AL	Yes	521 Cypress Circle W.H. 33880	

*I hereby consent to and authorize the reproduction, publication and/or other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HRTPO, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Neighborhood Vision Meeting
Sign-In Sheet

Mission of Guadalupe Catholic Church
April 10, 2025, 5:30 PM



Name	Please initial for photo release consent*	Would you like to be added to the mailing list for future workshops?	Mailing Address	Email Address
Karissa Olmos	KKO	Yes	281 W Crystal Beach Rd Candle Lake 33839	Karissaolmos@yahoo.com

*I hereby consent to and authorize the reproduction, publication and/or any other use by the Central Florida Regional Planning Council (CFRPC), its licensees and assigns, of the photographs/audio/video from this meeting, in whole or part in conjunction with other photographs/audio/video, in any medium and for any lawful purpose, including illustration, promotion, advertising or web content, without any royalty or compensation to me. I assign to CFRPC any and all rights of ownership to the photographs/audio/video, the transparencies or digital files thereof, and agree that CFRPC has full right to copyright, use and publish the same in print and/or electronically, with full right of lawful disposition in any manner. I waive any right to notice, inspection, or approval of any use of the photographs/audio/video which the CFRPC, may make or authorize, and I release, the HIRTPD, and its licensees and assigns, from any claim or liability arising from or in connection with CFRPC's use of the photographs/audio/video or any alteration, processing or use thereof in composite form, whether intentional or otherwise.

Wahneta Community Meeting Presentation (PowerPoint Presentation)

Tu hogar
Your Home



Tu negocio
Your business



Tu comunidad
Your Community



Wahneta Neighborhood

Vision

THURSDAY, APRIL 10, 2025 | JUEVES, ABRIL 10, 2025

5:30PM - 7:00PM



**Guadalupe Mission
Catholic Church**
2150 Bomber Rd,
Wahneta, FL



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.



Wahneta
Neighborhood
— Vision —



Goal | Purpose

- Inform Community of the Wahneta Main Street Commercial (MSC) Overlay.
- Inform on the draft Polk County Land Development Code requirements for the Wahneta Main Street Corridor Overlay.
- Identify existing opportunities & challenges specific to residential & commercial needs in Wahneta.

Goal | Objetivo

- Informar a la comunidad sobre la Wahneta Main Street Commercial (MSC) Overlay.
- Informar sobre los requisitos del Código de desarrollo de terrenos del condado de Polk para la Wahneta Main Street Commercial Overlay (MSC).
- Identificar oportunidades y desafíos existentes específicos para las necesidades residenciales y comerciales en Wahneta.



Proposed Wahneta Main Street Commercial (MSC) Overlay Land Development Regulations Polk LDR Section 403.01 – Wahneta Neighborhood Plan



Allowable uses are listed in the MSC Overlay as shown below:

Los usos permitidos se enumeran en la MSC Overlay como se muestra a continuación:

Residential Uses:

Duplex, Two-family Attached
Triplex and Quad
Multi-family
Planned Development

Usos residenciales:

Dúplex, adjunto para dos familias
Triplex y Cuádruple
Multifamiliar
Desarrollo planificado

All Other Uses:

Adult Day Care (7 or more clients)
Child Care Center
Clinics and Medical Offices
Community Center
Cultural Facility
Financial Institution
Flea Market Open
Government Facility
Nurseries, Retail
Office
Personal Service
Religious Institution
Restaurant, Sit-down/Take-out
Retail, Less than 5,000 sq.ft.
Retail, 5,000-19,999 sq.ft.
Retail, Outdoor Sales/Display

Todos los demás usos:

Cuidado diurno para adultos (7 o más clientes)
Centro de cuidado infantil
Clínicas y consultorios médicos
Centro Comunitario
Instalación Cultural
Institución financiera
Mercado de pulgas abierto
Instalación gubernamental
Viveros, Comercio minorista
Oficina
Servicio personalizado
Institución religiosa
Restaurante, Sentado/Para llevar
Comercio minorista, menos de 5000 pies cuadrados.
Comercio minorista, 5,000-19,999 pies cuadrados.
Venta minorista, venta al aire libre/exhibición



Front Setbacks



- a. To promote **maximum flexibility in site design**, and to also promote a more urban, walkable community, there shall not be any minimum front setback for structures on property in the MSC Overlay.
- b. Buildings shall not be placed within utility, drainage, or any other type of easement unless approval is granted by the easement holder.
- c. Landscaping – Buildings that are placed within 6 feet of a front setback property line may request an alternate landscape plan from that required. These alternate landscape plans shall be reviewed through the Level 2 process. This requirement may be waived if a building is within one foot of a property line.



Retrocesos Frontales



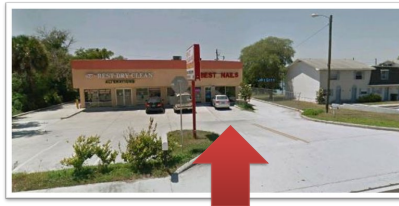
- Para promover la máxima flexibilidad en el diseño del sitio y también para promover una comunidad más urbana y transitable, **no habrá ningún retroceso frontal mínimo para las estructuras en la propiedad en el MSC Overlay.**
- Los edificios no se ubicarán dentro de servicios públicos, drenaje o cualquier otro tipo de servidumbre a menos que cuenten con la aprobación del titular de la servidumbre.
- Paisajismo: los edificios ubicados a menos de 6 pies de una línea de propiedad con retroceso frontal pueden solicitar un plan de paisajismo alternativo al requerido. Estos planes paisajísticos alternativos se revisarán mediante el proceso de Nivel 2. Este requisito puede no aplicarse si un edificio se encuentra a menos de un pie del límite de una propiedad.



Building Setbacks Retrocesos en la construcción



Traditional setbacks



More separation distance between a Property line and a building or structure

Más distancia de separación entre una línea de propiedad y un edificio o estructura

Reduced Front Yard Setbacks



Less separation distance between a property line and a building or structure.

Menos distancia de separación entre una línea de propiedad y un edificio o estructura





Compatibility Zone



- a. Due to the layout of properties within the MSC Overlay, along with the desire to promote redevelopment, a reduction in the width of the Compatibility Zone is allowed in the MSC Overlay.
- b. A **reduction from the required from 50 feet to a maximum of 25 feet may be allowed**, subject to approval by the Planning Commission.
- c. All other requirements of for Compatibility Zones shall still apply, regardless of ultimate width of the Zone, and will be subject to approval.



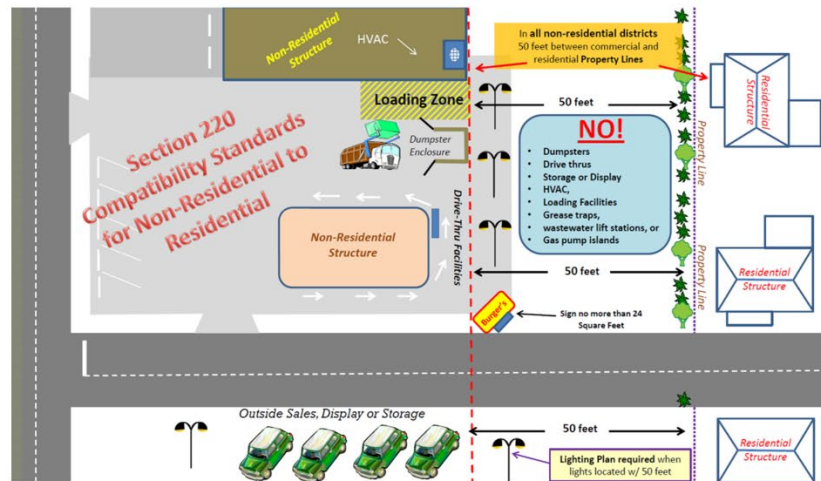
Zona de Compatibilidad



- a. Debido al diseño de las propiedades dentro del MSC Overlay, junto con el deseo de promover la reurbanización, se permite una reducción en el ancho de la Zona de Compatibilidad en el MSC Overlay.
- b. Se puede permitir **una reducción de los requeridos de 50 pies a un máximo de 25 pies**, sujeto a la aprobación de la Comisión de Planificación.
- c. Todos los demás requisitos de las Zonas de Compatibilidad seguirán aplicándose, independientemente del ancho final de la Zona, y estarán sujetos a aprobación.

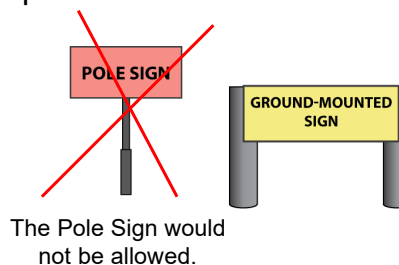


Compatibility Zone Zona de Compatibilidad



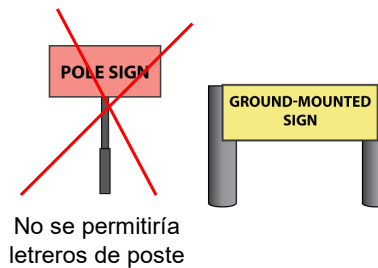
Signage

- Within the MSC Overlay, **Pole-mounted Free-standing Signs shall be prohibited.**
- Only Ground-mounted Free-standing and Monument Signage shall be permitted. All other signage within the MSC Overlay shall comply with the requirements of Section 760 (Signs).



Letreros

- Dentro del MSC Overlay, se prohibirán los letreros independientes montados en postes.
- Sólo se permitirán señales monumentales e independientes montadas en el suelo. Todos los demás letreros dentro del MSC Overlay deberán cumplir con los requisitos de la Sección 760 (Señales).



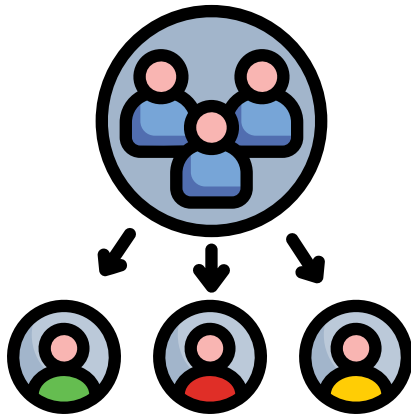
Architecture / Design Standards Estándares de Arquitectura / Diseño



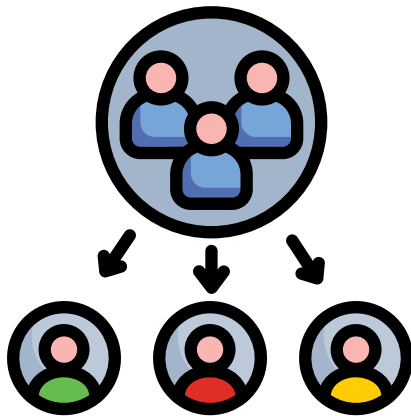
Without Design Requirements
Sin Requisitos De Diseño



With Design Requirements
Con Requisitos De Diseño



Breakout Groups | Sesión de Grupos



Group Report Outs | Informes Grupales





Wahneta
Neighborhood
Vision



Next Steps:

To Be Determined :

Polk County Planning Commission Hearing and Polk County Board of County Commissioners Hearing
Proposed Wahneta Main Street Corridor (MSC) Overlay Land Development Regulations

Próximos Pasos

Ser Determinado

Audiencia de la Comisión de Planificación del Condado de Polk y de la Junta de Comisionados del Condado de Polk
Propuesta de requisitos del Código de desarrollo de terrenos del condado de Polk para el Wahneta Main Street Commercial Overlay (MSC).



Wahneta Neighborhood

Vision



For more Information: Para más información:

Chanda Bennett

Polk County, Comprehensive Planning Administrator
Office of Planning and Development | Land Development
Phone 863.534.6484
chandabennett@polk-county.net

Mark Bennett

Polk County, Senior Planner
Office of Planning and Development | Land Development
Phone 863.534.6455
markbennett@polk-county.net

Brenda Torres

Community Planner & Communications Manager
Central Florida Regional Planning Council
(863) 534-7130 ext. 109
btorres@cfrpc.org

Tu hogar
Your Home



Tu negocio
Your business



Tu comunidad
Your Community



Wahneta Neighborhood

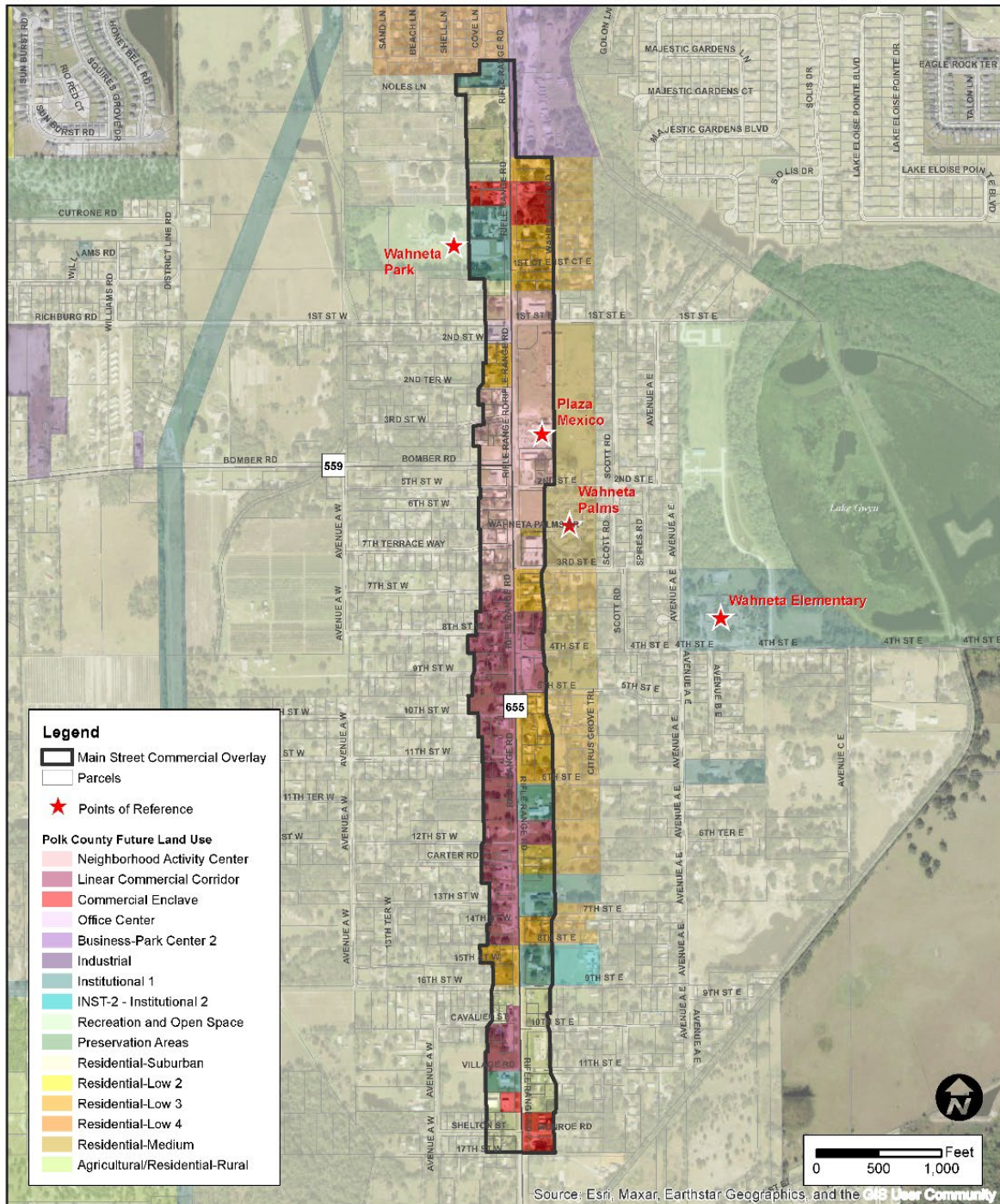
Vision

THANK YOU! | GRACIAS!



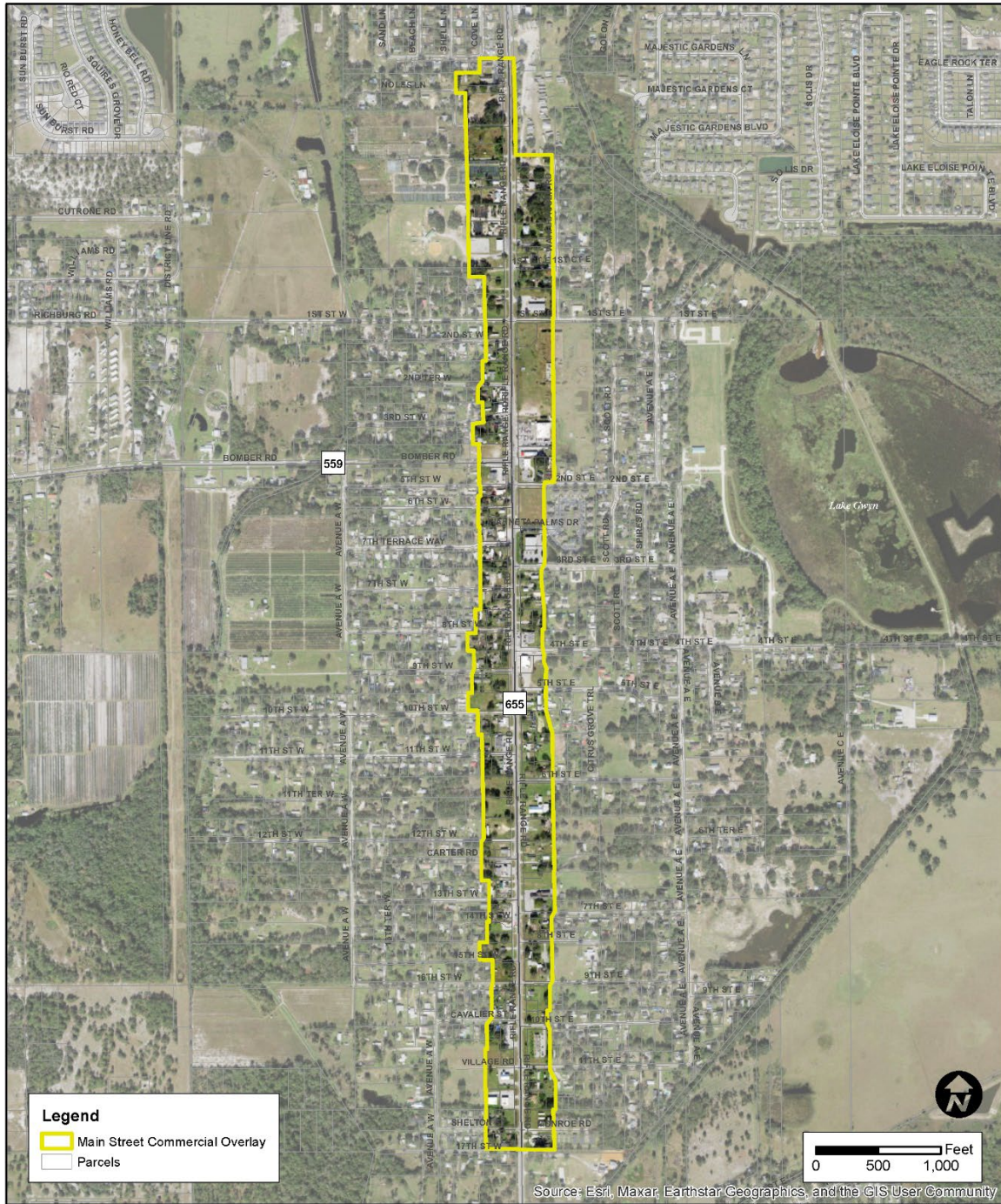
Wahneta Community Meeting Maps

WAHNETA - MAIN STREET COMMERCIAL OVERLAY FUTURE LAND USE (AERIAL PHOTO) MAP

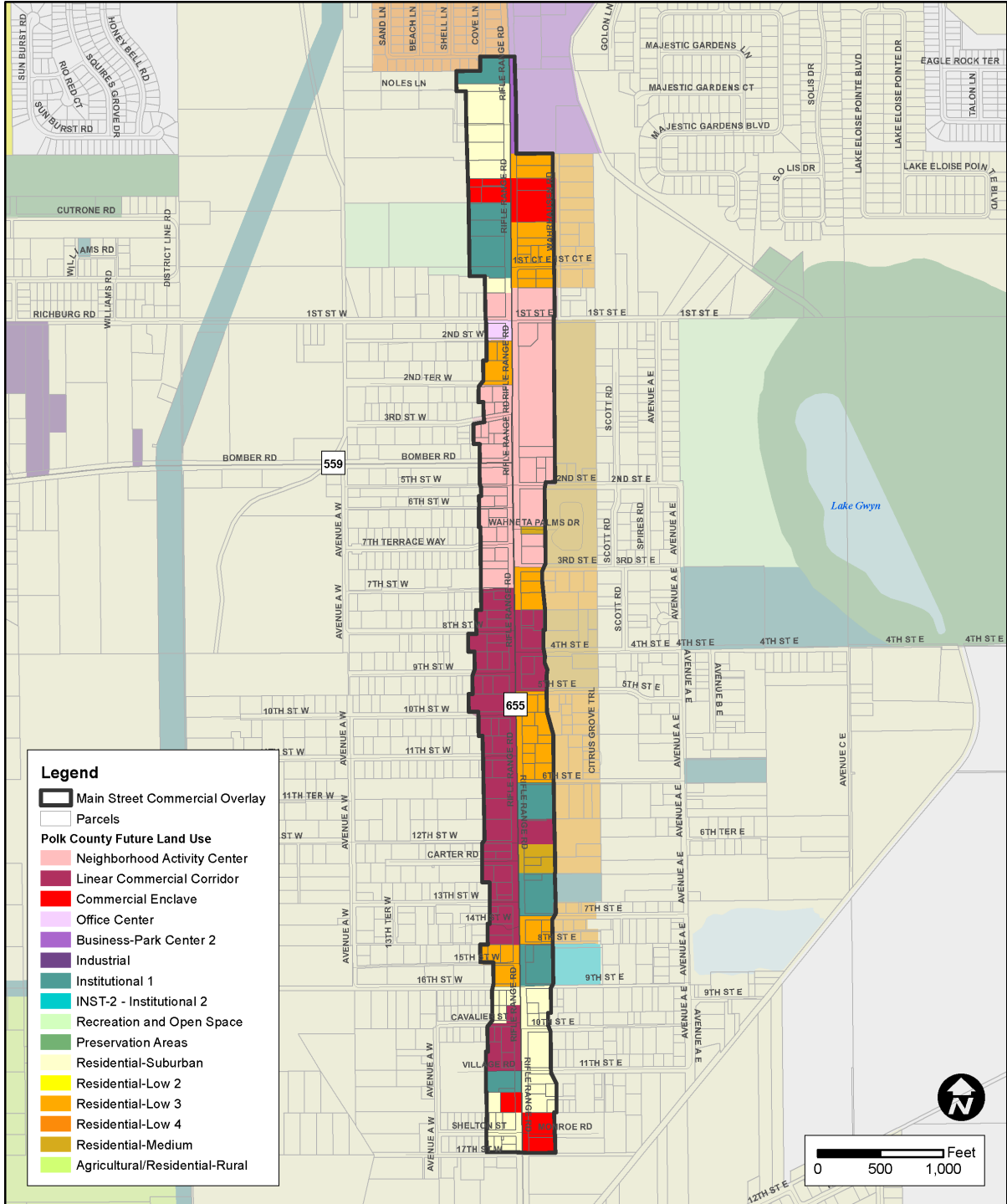




WAHNETA - MAIN STREET COMMERCIAL OVERLAY AERIAL PHOTO MAP



WAHNETA - MAIN STREET COMMERCIAL OVERLAY FUTURE LAND USE MAP



Wahneta Community Meeting Property Owner Notice - English

COMMUNITY WORKSHOP NOTICE

March 27, 2025

RE: Thursday, April 10, 2025 – Wahneta Main Street Commercial Overlay (MSC) Community Meeting

Dear Property Owner:

Please join us and share your thoughts and ideas on the draft Polk County Land Development Code requirements for the Wahneta Main Street Corridor Overlay. This community meeting will be held on **Thursday, April 10, from 5:30 to 7 p.m. at the Mission of Guadalupe Catholic Church, 2150 Bomber Road, Wahneta, FL 33880.**

Discussions will include but are not limited to the Rifle Range Road multi-use corridor and proposed Wahneta Main Street Commercial Overlay Land Development Regulations.

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

Wahneta Main Street Commercial Overlay (MSC) Community Meeting

**Thursday, April 10, 2025
5:30 p.m. to 7 p.m.**

**Mission of Guadalupe Catholic Church
2150 Bomber Road
Wahneta, 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.

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.



Wahneta Community Meeting Property Owner Notice - Spanish

AVISO DE REUNIÓN COMUNITARIA

Marzo 27, 2025

Atención: Jueves 10 de Abril de 2025: Reunión comunitaria de Wahneta Main Street Commercial Overlay (MSC)

Estimado propietario:

Únase a nosotros para compartir sus pensamientos e ideas sobre los requisitos del Código de Desarrollo de Terrenos del Condado de Polk para el corredor principal de Wahneta. Esta reunión comunitaria se llevará a cabo el **Jueves 10 de Abril de 2025, de 5:30 a 7 p.m. en la Iglesia Católica Misión de Guadalupe, 2150 Bomber Rd, Wahneta, FL 33880**

Las discusiones incluirán, entre otras, el corredor de usos múltiples de Rifle Range Road y las regulaciones propuestas para el desarrollo de terrenos de Wahneta Main Street.

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 Wahneta Main Street Commercial Overlay (MSC)

Jueves, Abril 10, 2025

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

Iglesia Católica Misión de Guadalupe

2150 Bomber Rd

Wahneta, 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.

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.

