

## SECTION III: COMMUNITY PROFILE

### SECTION III – COMMUNITY PROFILE

#### 44 Code of Federal Regulations

**44 CFR §201.6(c)(2)(ii)(c):** Providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

### Geography and the Environment

Polk County is Florida's fourth largest county with a total land area of 2,011 square miles, of which approximately 85,000 acres are lakes. Polk County is also Florida's ninth largest county in terms of population with an estimated 623,174 residents in 2014. Although accounting for only 3.19% of the total population of Florida, approximately 7.5 million people reside within a 100-mile radius of Polk County, making this area one of the largest concentrations of population in the Southeast. Eight counties border Polk County: Lake and Sumter to the north, Pasco and Hillsborough to the west, Hardee and Highlands to the south, Orange and Osceola to the east. Manatee County is located to the southwest and Okeechobee County is located to the southeast.

Polk County includes 17 incorporated jurisdictions. These jurisdictions range in size and population from 237 people to 100,728 people and 0.7 square miles to 51.45 square miles. The municipalities in Polk County include:

- City of Auburndale
- City of Bartow
- City of Davenport
- Town of Dundee
- City of Eagle Lake
- City of Fort Meade
- City of Frostproof
- City of Haines City
- Village of Highland Park
- Town of Hillcrest Heights
- City of Lakeland
- City of Lake Alfred
- Town of Lake Hamilton
- City of Lake Wales
- City of Mulberry
- City of Polk City
- City of Winter Haven

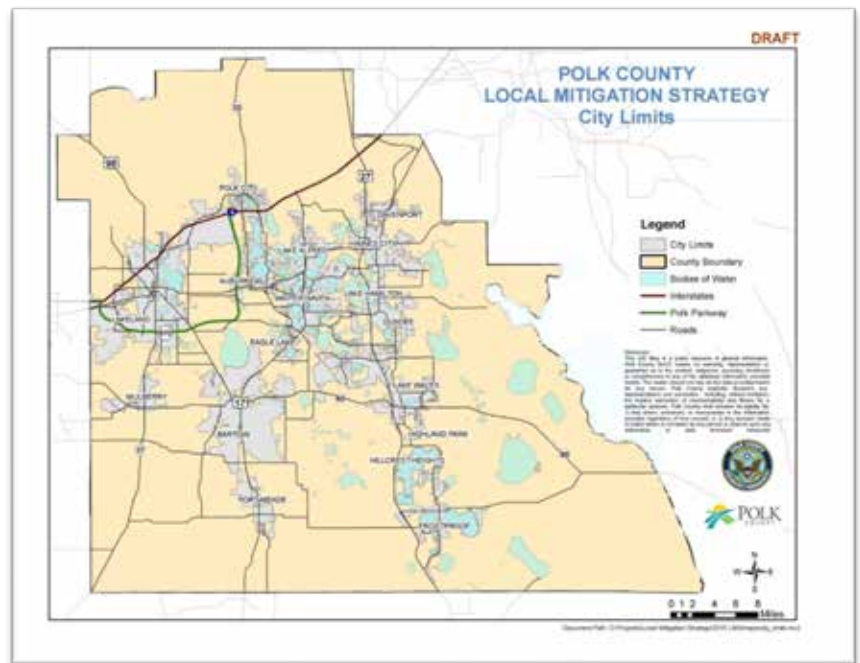
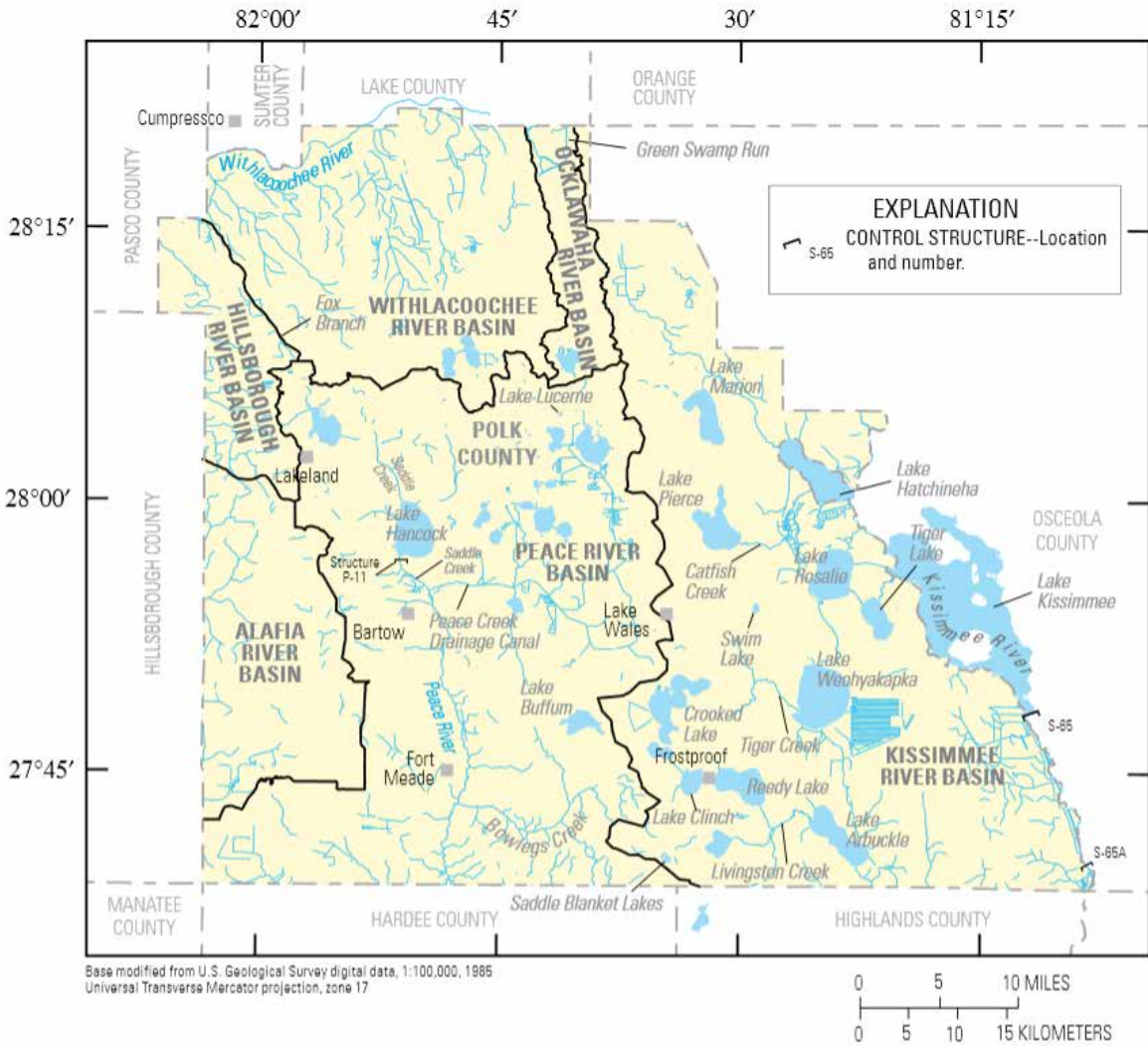


Figure 3.1: City Limits

Polk County is home to many important ecologically sensitive areas such as the Green Swamp, Lake Wales Ridge, and designated environmental areas through the County's Environmental Lands Program. The southeastern portion of the county, abutting Highlands County, is located in the Avon Park Air Force Range.

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The climate of Polk County is classified as humid subtropical and is characterized by hot, wet summers and mild, relatively dry winters. The mean annual temperature is 73 degrees and the mean monthly temperature ranges from a low of about 61 degrees in January to a high of 83 degrees in August. Temperatures commonly exceed 90 degrees from June to September, and may fall below freezing for a few days in the winter months. Rainfall is unevenly distributed throughout the year. About 55 percent of the annual rainfall total is derived from thunderstorms that occur frequently during the months of June through September. During the summer, thunderstorms can produce heavy but localized rainfall, resulting in several inches of precipitation falling in one location and little or none falling a few miles away. During the summer months and early fall, occasional tropical storms and hurricanes also can bring heavy precipitation into the area. During the winter, rainfall is associated with frontal system activity, which is usually of a longer duration and more uniform than summer convectonal precipitation. April and November typically are the driest months.



*Figure 3.2: Major Surface-water Drainage Basins, Tributaries, and Lakes*  
 Source: Hydrology of Polk County, US Geological Survey, 2007

Polk County contains the headwaters of five river basins—the Alafia, Hillsborough, Peace, Ocklawaha, and Withlacoochee Rivers. The county also contains 544 lakes and part of the Kissimmee River Basin.

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Surface-water drainage from the county primarily occurs through the Peace and Kissimmee Rivers. Many changes to surface-water drainage patterns have occurred since the late 1800s. For flood-control purposes, the Kissimmee River downstream from Lake Kissimmee was channelized and many other lake outlets were modified either by constructing structures to regulate lake levels or constructing canals to connect previously unconnected lakes (Spechler and Kroening, 2007).

Mean annual runoff for individual basins in the county ranges from 6.6 to 16.1 inches. Streamflow generally is greatest in September and October, which is near the end of the wet season. The lowest streamflow usually occurs in May or June (Spechler and Kroening, 2007).

### Population and Demographics

According to the U.S. Census Bureau, the 2010 population of Polk County was 602,095. This represents a 24.4 percent increase from 2000, when the population was 483,924, and a higher percent change compared to the state change of 17.6 percent. Table 3-1 provides the 2010 populations of the cities and unincorporated areas within Polk County along with the 2014 population estimates as provided by the Bureau of Economic and Business Research (BEBR). During this period, Polk County experienced 3.5 percent change in population while the State of Florida experienced 3.8 percent change in population. The cities of Davenport, Winter Haven, and Haines City experienced the greatest percent changes in population. The cities of Frostproof, Hillcrest Heights, and Mulberry experienced a population decline.

Two of the jurisdictions in Polk County are included in BEBR's Rank of Top 100 Cities in Florida by Population Size. The City of Lakeland is the 21<sup>st</sup> largest incorporated area in the state with an estimated 2014 population of 100,728 and the City of Winter Haven is the 73<sup>rd</sup> largest incorporated area in the state with an estimated 2014 population of 37,016.

**TABLE 3-1:  
POPULATIONS OF CITIES AND INCORPORATED AREAS IN POLK COUNTY**

Jurisdiction	2010 Population	2014 Population Estimate	Percent Change
Auburndale	13,507	14,262	5.59%
Bartow	17,298	17,812	2.97%
Davenport	2,888	3,248	12.47%
Dundee	3,717	3,876	4.28%
Eagle Lake	2,255	2,335	3.55%
Fort Meade	5,626	5,955	5.85%
Frostproof	2,992	2,961	-1.04%
Haines City	20,560	21,956	6.79%
Highland Park	230	237	3.04%
Hillcrest Heights	254	252	-0.79%
Lake Alfred	5,015	5,127	2.23%
Lake Hamilton	1,231	1,275	3.57%

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**TABLE 3-1:  
POPULATIONS OF CITIES AND INCORPORATED AREAS IN POLK COUNTY**

Jurisdiction	2010 Population	2014 Population Estimate	Percent Change
Lake Wales	14,225	14,830	4.25%
Lakeland	97,422	100,728	3.39%
Mulberry	3,817	3,750	-1.76%
Polk City	1,562	1,630	4.35%
Winter Haven	33,874	37,016	9.28%
Unincorporated	375,622	385,924	2.74%
<b>Total County</b>	<b>602,095</b>	<b>623,174</b>	<b>3.50%</b>

Source: Bureau of Economic and Business Research, Table 1: Estimates of Population by County and City in Florida: April 1, 2014

BEBR estimates Polk County's population will increase to 883,400 by the year 2040.

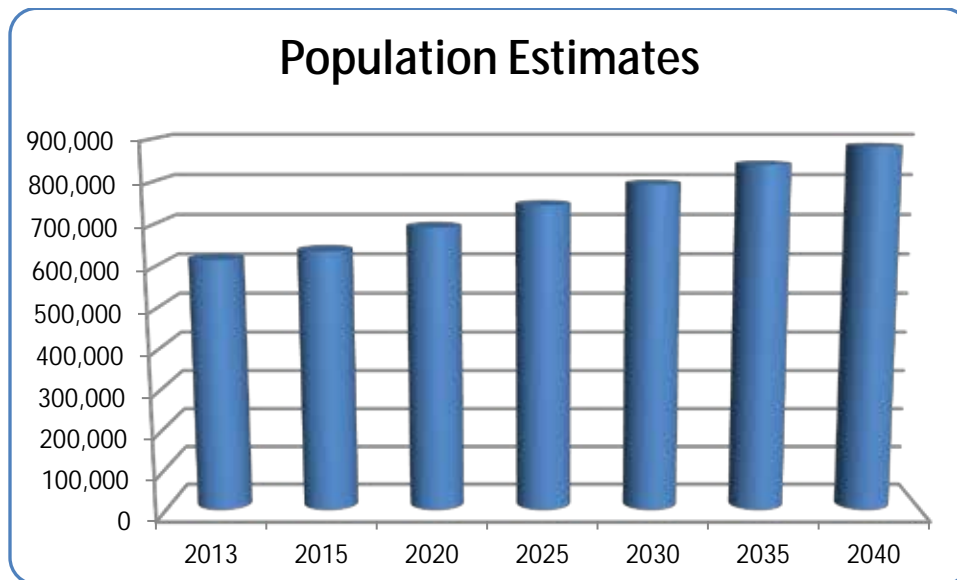
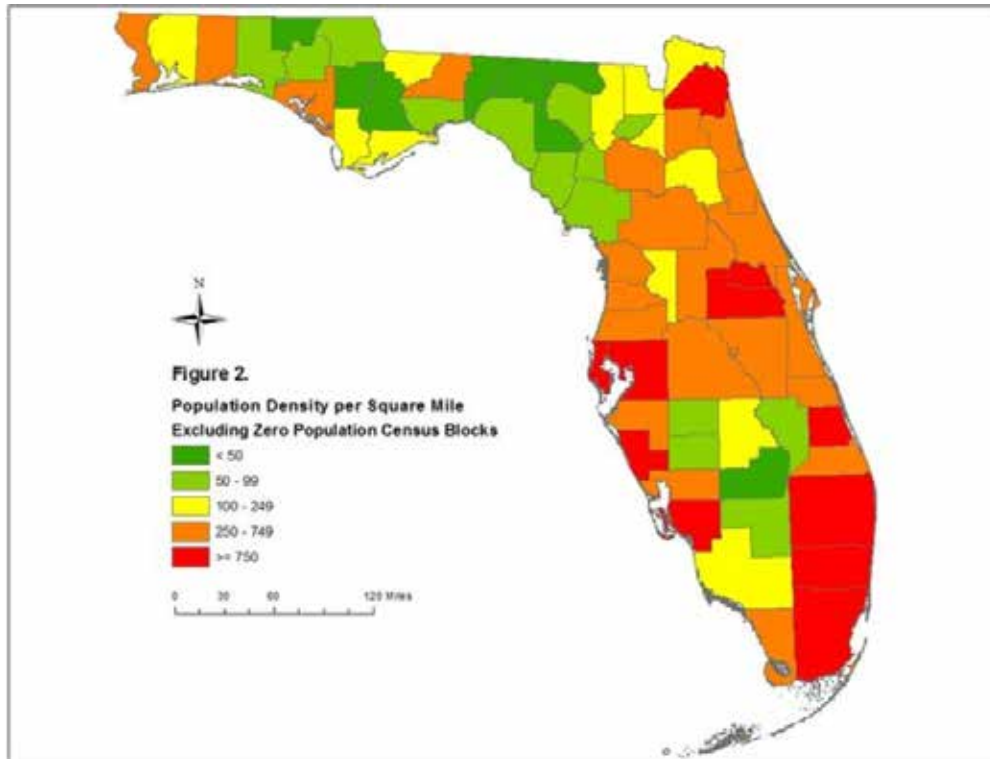


Figure 3.3: Population Estimates Source: Bureau of Economic and Business Research

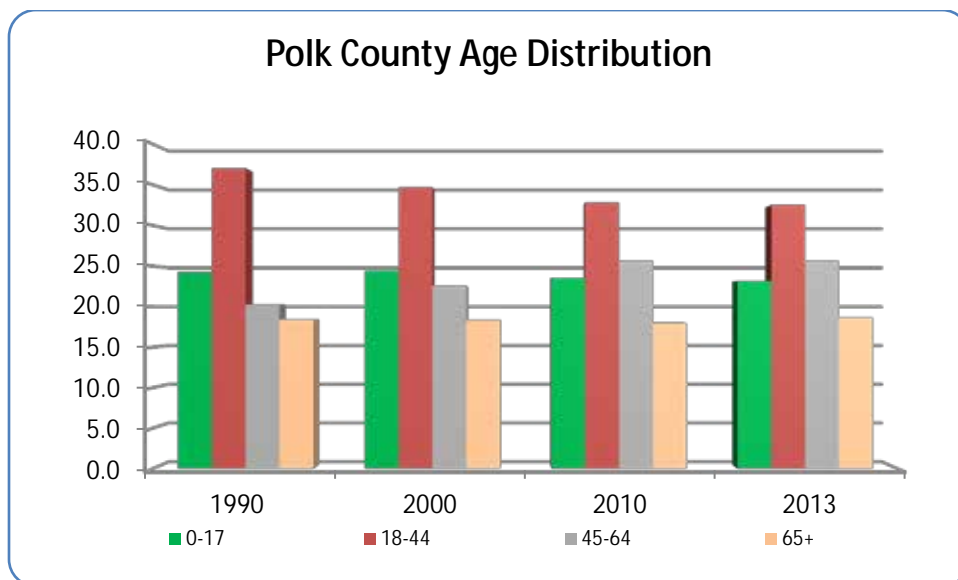
Polk County is 19<sup>th</sup> in the State for population per square mile. In 2010, Polk County had 335 people per square mile and in 2014, BEBR estimates Polk County to have 347 people per square mile.

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*Figure 3.4: Population density per square mile for Florida counties excluding census blocks with zero population, 2010* Source: Bureau of Economic and Business Research

Polk County’s age distribution has changed since 1990. The percentage of population in the 0-17 and 18-44 age groups has fallen while the percentage in of population in the 45-64 and over 65 age groups have risen. The over 65 age group experienced a decrease in percentage in 1990 and 2010 but has returned to its 1990 levels in 2013. The 45-64 age group experienced the largest change. Polk County has higher percentages of population in the 0-17 and over 65 age groups than the state of Florida. Polk County has a lower percentage of population than the state of Florida in the 18-44 and 45-64 age groups.



*Figure 3.5: Age Distribution;* Source: Bureau of Economic and Business Research

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### Housing

The majority of the housing in Polk County is comprised of detached single family dwelling units (60 percent). Approximately 23 percent of the housing units are mobile homes or trailers. Of the 17 jurisdictions, the City of Mulberry has the highest percentage of mobile homes or trailers with 50 percent constituting their residential structures. Polk City has the second highest amount with 47.8 percent of their residential structures being mobile homes or trailers. The City of Bartow has the lowest percentage of mobile homes or trailers (9.9 percent) followed by Winter Haven with 12.7 percent.

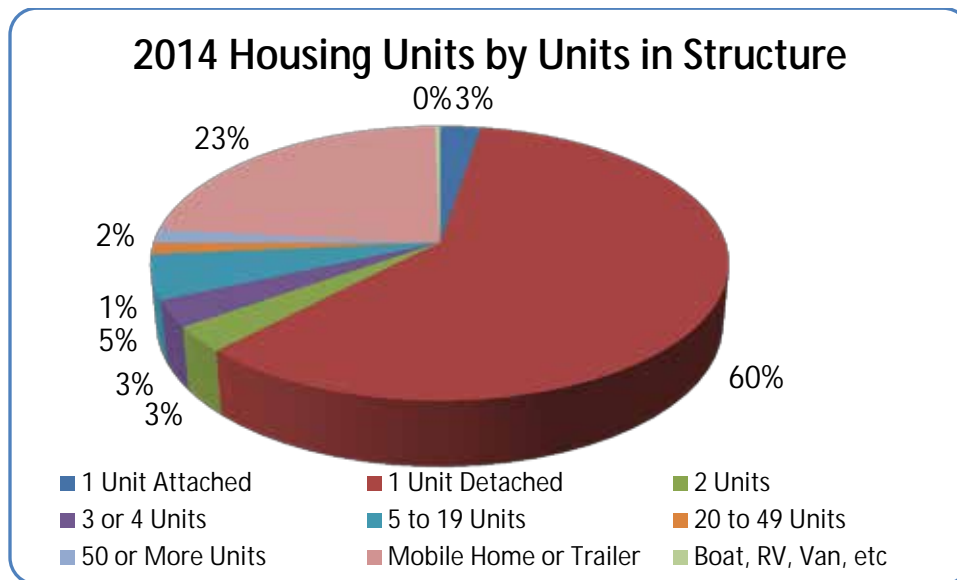


Figure 3.6: *Housing Units by Units in Structure*; Source: Central Florida Development Council

According to the Florida Housing Data Clearinghouse, approximately 75 percent of the single-family structures in Polk County were constructed prior to 1999. The three jurisdictions with the highest vacancy rates are Highland Park (35.2 percent), Davenport (31.8 percent), and Hillcrest Heights (26.0 percent). The three jurisdictions with the lowest vacancy rates are Bartow (12.3 percent), Auburndale (13.0 percent), and Lake Alfred (13.3 percent).

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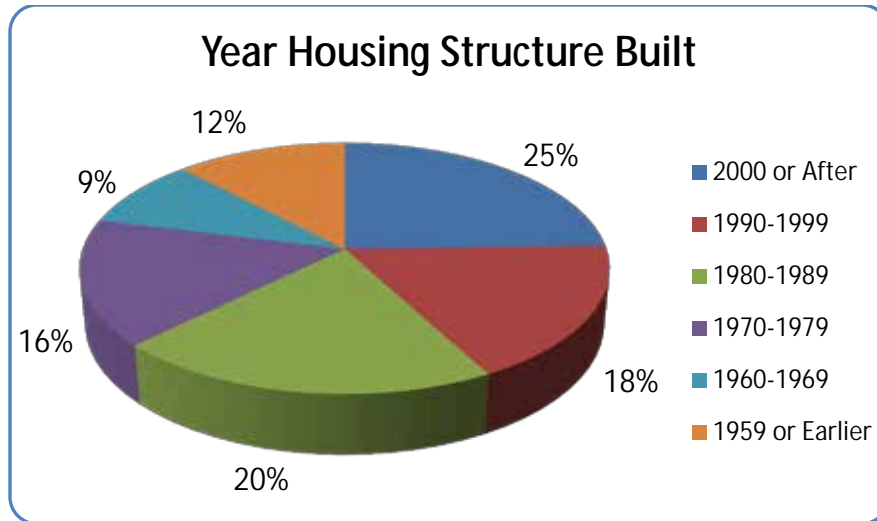


Figure 3.7: Housing Structure Age; Source: Florida Housing Data Clearinghouse

**TABLE 3-2:  
VACANCY AND OCCUPANCY STATUS, SUMMARY, 2010 CENSUS**

Jurisdiction	Occupied	Vacant	Total	Vacancy Rate (%)	Vacant Seasonal, etc. Units
Auburndale	4,933	737	5,670	13.0	143
Bartow	6,254	876	7,130	12.3	100
Davenport	1,047	488	1,535	31.8	238
Dundee	1,364	360	1,724	20.9	115
Eagle Lake	779	129	908	14.2	8
Fort Meade	2,035	418	2,453	17.0	180
Frostproof	1,198	372	1,570	23.7	228
Haines City	6,874	2,202	9,076	24.3	914
Highland Park	103	56	159	35.2	48
Hillcrest Heights	97	34	131	26.0	23
Lake Alfred	1,880	289	2,169	13.3	60
Lake Hamilton	467	115	582	19.8	15
Lake Wales	5,790	1,110	6,900	16.1	244
Lakeland	40,758	7,460	48,218	15.5	2,128
Mulberry	1,569	345	1,914	18.0	107
Polk City	565	96	661	14.5	28
Winter Haven	14,323	2,714	17,037	15.9	673
Unincorporated Polk	137,449	35,928	173,377	20.7	17,989
<b>Total County</b>	<b>227,485</b>	<b>53,729</b>	<b>281,214</b>	<b>19.1</b>	<b>23,241</b>

Notes: Based on 2010 Decennial Census of the US population; therefore, no margin of error.

Source: U.S. Census Bureau, 2010 Decennial Census

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According to the Florida Housing Data Clearinghouse, in 2013, a person age 65 or older heads approximately 31.0 percent or 72,487 of the households in Polk County. In comparison, a person age 65 or older heads 28.7 percent of households statewide. Of the 72,487 households in Polk County, approximately 85.7 percent (62,113 households) are in ownership versus rental. Approximately, 29.0 percent of the elderly households pay more than 30 percent of their income for rent or mortgage costs.

### Homelessness

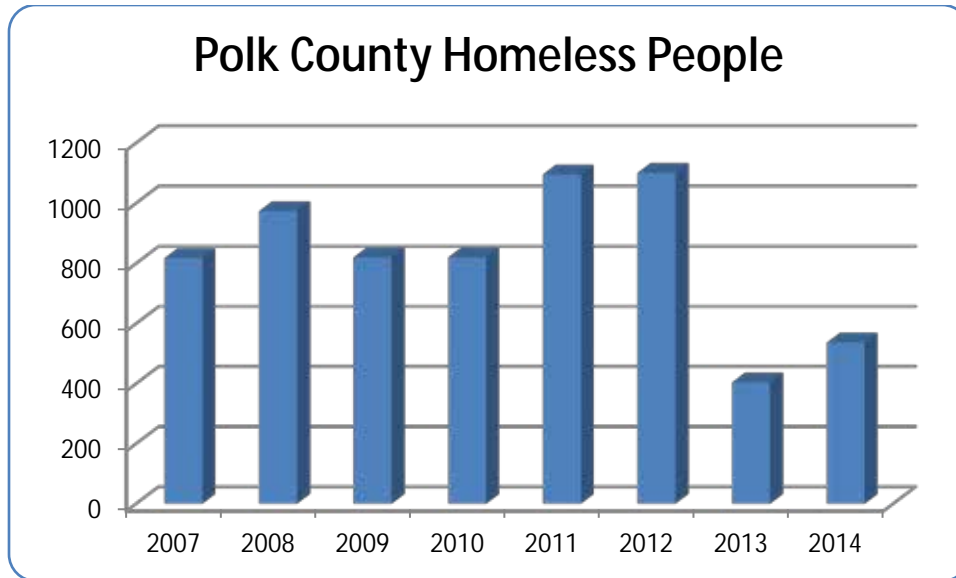
The Homeless Coalition of Polk County, Inc., conducts annual counts of homeless persons who are sheltered in emergency shelters, transitional housing, and safe havens on a single night during the last ten days of January as required by the Department of Housing and Urban Development (HUD). Per HUD, the definition of a homeless person is limited to:

1. Those living in a publicly or privately operated shelter providing temporary living arrangements;
2. Those persons whose primary nighttime residence is a public or private place not intended to be used as an accommodation for human beings, such as: a car, park, abandoned building or camp ground;
3. A person who is exiting from an institution, where he or she lived for 90 days or less, and who was otherwise homeless immediately prior to entering that institution;
4. A person who is fleeing from a domestic violence situation;
5. A person who will lose their primary nighttime residence within 14 days, where no subsequent dwelling has been found and the individual lacks the resources to obtain permanent housing.

Figure 3.8 illustrates the homeless population counts for the single night surveys over the last eight years for Polk County.



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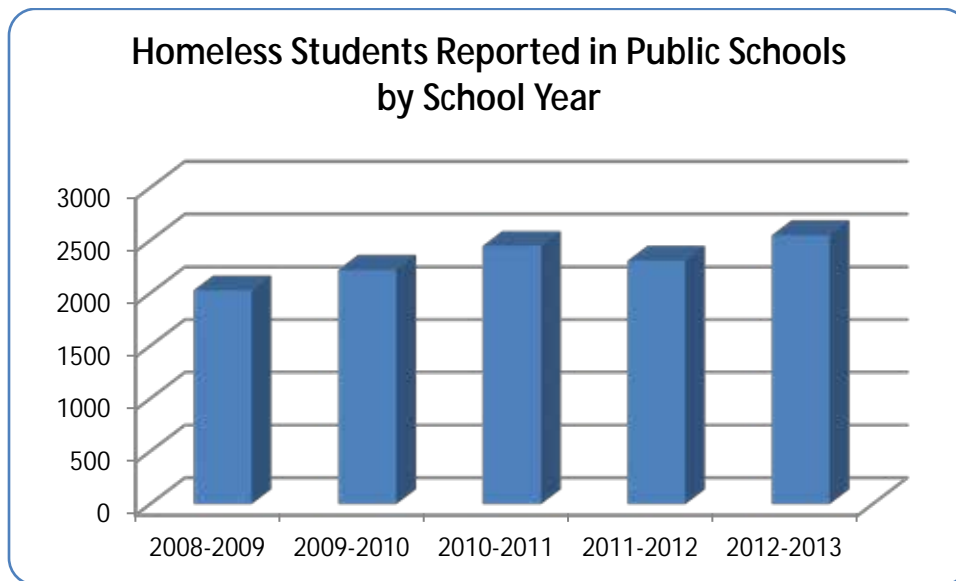
*Figure 3.8: Annual Homeless Count;* Source: Point-in-Time Count, Department of Children and Families, Office on Homelessness

According to the Council on Homelessness 2014 Report, the school districts capture the number of students identified as homeless during the school year and report that information to the Florida Department of Education. By Federal law, the public schools use the expanded definition of homeless individuals to include those children and youth who lack a fixed, regular, and adequate nighttime residence, including those who are:

1. Sharing the housing of others due to loss of housing, economic hardship, or similar reason;
2. Living in motels, hotels, trailer parks, and camping grounds, due to lack of adequate alternative housing;
3. Living in emergency or transitional shelters;
4. Abandoned in hospitals or awaiting foster care placement;
5. Living in a public or private place not designed for or used as a regular sleeping accommodation for human beings to live;
6. Living in cars, parks, abandoned buildings, bus or train stations; substandard housing or similar setting; and
7. Migratory children living in any of the above circumstances.

Figure 3.9 illustrates the number of students reported as homeless in Polk County from the 2008-2009 school year through the 2012-2013 school year.

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*Figure 3.9: Homeless Students by School Year; Source: Point-in-Time Count, Department of Children and Families, Office on Homelessness*

Like many communities across the nation, Polk County continues to address assisting its homeless population. Non-profit organizations and ministries work with government agencies in Polk County in efforts to reduce homelessness and provide aid.

### Infrastructure

Infrastructure is categorized in this Plan as transportation and utilities, as these elements are imperative during a disaster event, both for evacuation and for response and recovery efforts.

### Transportation

One federal interstate, Interstate 4, traverses Polk County running northeast connecting to Hillsborough County to the west and to Osceola and Orange Counties to the east. There are also four federal highways (US 17, US 98, US 27, and US 92) that run through Polk County. There are also two major railway transportation providers, Amtrak and CSX, and one regional airport, Lakeland Linder Regional Airport. Two international airports, Tampa and Orlando, are located within an hour's drive of Polk County.

### Utilities

Duke Energy Florida, Lakeland Electric, Tampa Electric Company, Orlando Utilities Commission and Seminole Electric Cooperative serve the electricity needs in Polk County. The natural gas supplier is Florida Public Utilities (Central Florida Gas). Potable water and wastewater services are provided by a number of different sources including Polk County Utilities and municipal governments.

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### Employment and Industry

Employment Projections are forecasts of future employment levels for industries and occupations in Florida. The Long-term Employment Projections program of the Florida Department of Economic Opportunity (DEO) provides estimates of current and projected employment by industry and occupation for eight years into the future. The projections also include rankings of the fast-growing industries and occupations. In 2014, Polk County (Workforce Region 17), had the most employees in the Trade, Transportation, and Utilities industries, followed by the Education and Health Services industry, and the Government industry. By 2022, the three industries with the highest numbers of employees will be the Trade, Transportation, and Utilities Industry, the Education and Health Services Industry, and the Professional and Business Services Industry. Figure 3.10 shows the three industries with the highest and lowest percent changes in jobs from 2014 to 2022. The Agriculture, Forestry, Fishing, and Hunting Industry has the largest decrease in jobs while the Construction Industry has the largest increase in jobs.

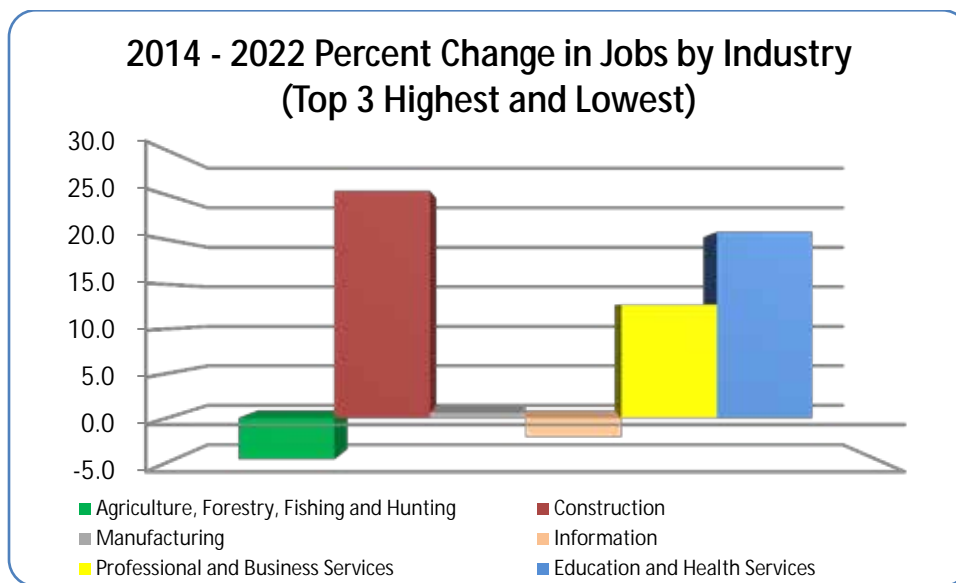


Figure 3.10: Percent Change in Jobs; Source: Florida Department of Economic Opportunity

There are 21 employers with headquarters in Polk County that have 1,000 or more employees (Dun & Bradstreet Hoovers Relationship Manager Program). The largest of these employers is Publix Super Markets, Inc. with 166,000 total employees. Publix, a Fortune 500 company, has headquarters located in Lakeland. Of the 21 employers with headquarters in Polk County, approximately 43 percent of the headquarters are located in Lakeland.

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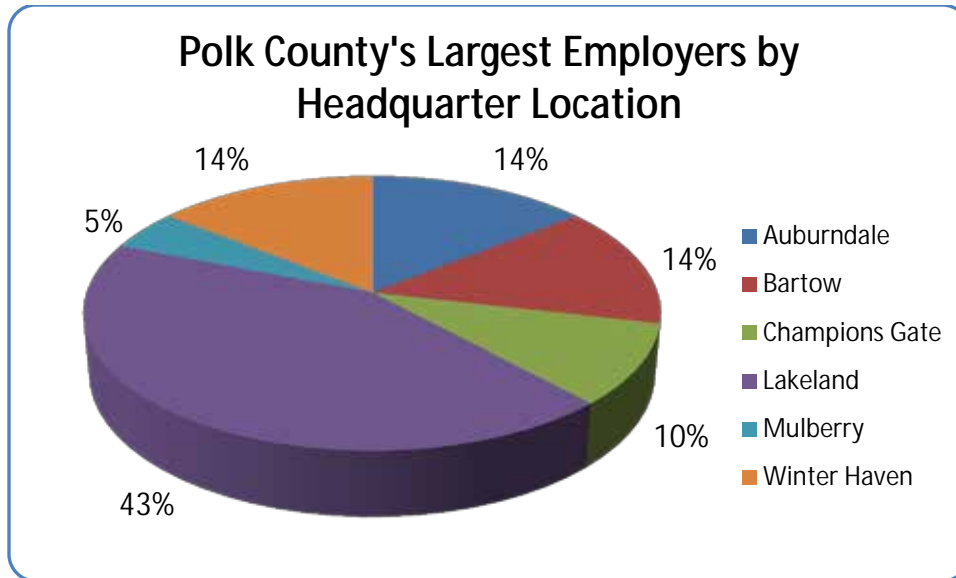


Figure 3.11: Largest Employers by Headquarter Location; Source: Hoovers Inc

**TABLE 3-3:  
TOP EMPLOYERS WITH OVER 1,000 EMPLOYEES IN POLK COUNTY**

Company Name	Primary Industry	Primary City	Total Employees
W.S. Badcock Corporation	Home Furniture & Housewares Stores	Mulberry	1,000
Cutrale Citrus Juices Usa, Inc.	Fruit & Vegetable Processing	Auburndale	1,000
Carpenter Contractors Of America, Inc.	Specialty Contractors	Winter Haven	1,000
Palletone, Inc.	Converted Paper Products Manufacturing	Bartow	1,100
Saddle Creek Logistics Services	Warehousing & Storage	Lakeland	1,130
Commercial Carrier Corporation	Specialty Trucking	Auburndale	1,450
Winter Haven Hospital, Inc.	Hospitals	Winter Haven	1,480
Watson Clinic, LLP	Physicians	Lakeland	1,500
Fairways Golf Corporation	Golf Courses	Champions Gate	1,500
Watson Clinic Foundation, Inc	Physicians	Lakeland	1,500
Florida Annual Conference Of United Methodist Church, The Inc	Religious Organizations	Lakeland	2,000
Mid-Florida Medical Services, Inc.	Business Services Sector	Winter Haven	2,300

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City of Lakeland	US Municipal Governments	Lakeland	2,300
Meadowbrook Golf Group, Inc.	Consulting Services	Champions Gate	2,700
Lakeland Regional Medical Center, Inc.	Hospitals	Lakeland	3,100
Lakeland Regional Health Systems, Inc.	Hospitals	Lakeland	3,124
Polk County Florida	Government	Bartow	3,600
Comcar Industries, Inc.	Truckload Carriers	Auburndale	5,400
Discount Auto Parts, Llc	Automotive Parts & Accessories Stores	Lakeland	6,460
School Board Of Polk County	Public Schools K-12	Bartow	19,000
Publix Super Markets, Inc.	Grocery Stores & Supermarkets	Lakeland	166,000

Source: Dun & Bradstreet Hoovers Relationship Manager Program

**TABLE 3-4:  
EMPLOYMENT STATUS FOR 2014 ESTIMATED POPULATION OVER 16 YEARS OLD**

Employment Status	Area In Labor Force	Population	Percent of Total
In Labor Force		227,456	55.86
	Armed Forces	319	0.06
	Civilian – Employed	240,115	48.34
	Civilian – Unemployed	37,022	7.45
Not In Labor Force		219,220	44.14
<b>Total Population</b>		<b>446,676</b>	<b>100.00</b>

Source: Central Florida Development Council

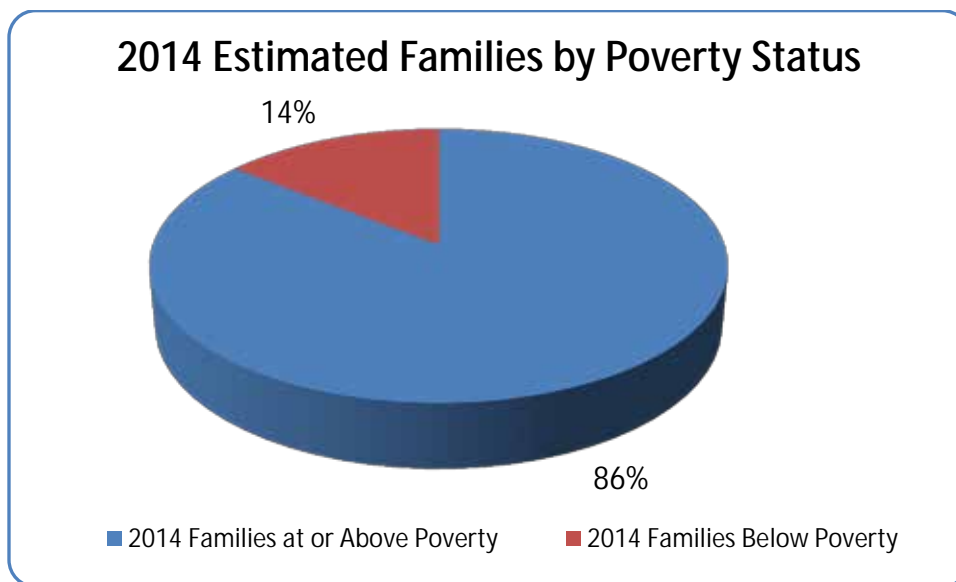


Figure 3.12: Families by Poverty Status

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### Land Use and Development Trends

#### Polk County

Polk County has 17 municipalities, the largest being Lakeland, the second largest being Winter Haven. Other municipalities include Auburndale, Bartow, Davenport, Dundee, Eagle Lake, Fort Meade, Frostproof, Haines City, Highland Park, Hillcrest Heights, Lake Alfred, Lake Hamilton, Lake Wales, Mulberry, and Polk City. From the Green Swamp area in the north, to riverine systems in the south, to the globally imperiled scrub of the Lake Wales Ridge, Polk County's natural features are extremely diverse. The County is home to one of the widest varieties of rare plants and animals in the world. Many of these species are protected in a network of preserves.

There are approximately 1,133,159 acres of land in unincorporated Polk County. As of November of 2007, there were 663,970 acres of developable land in unincorporated Polk County of which, 221,867 acres allow for the location of residential uses at various densities (permanent or seasonal).

A map indicating existing land uses in the county in 2007 is provided below. Much of the land in unincorporated Polk County remains active agriculture.

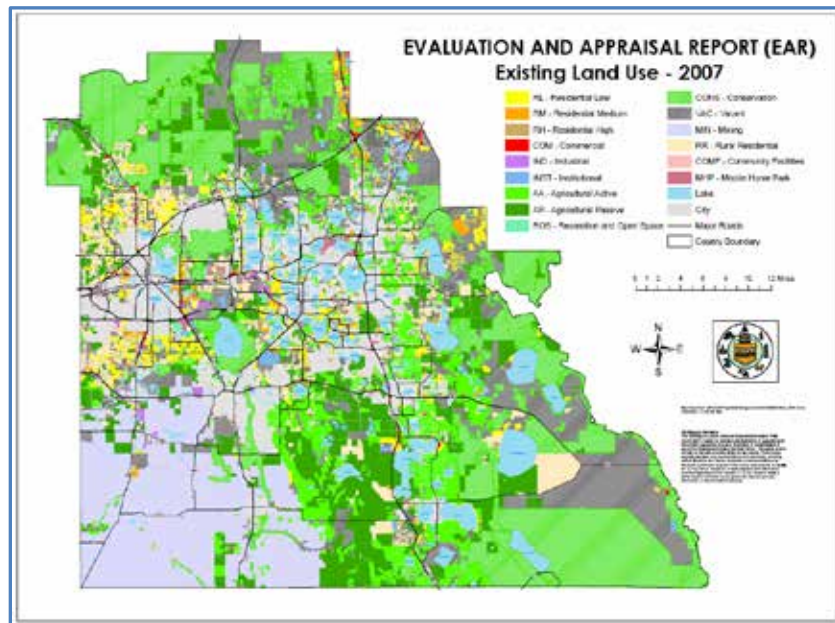


Figure 3.13: Existing Land Use 2007

The following map indicates developable lands in unincorporated Polk County. Much of the developable land is residential.

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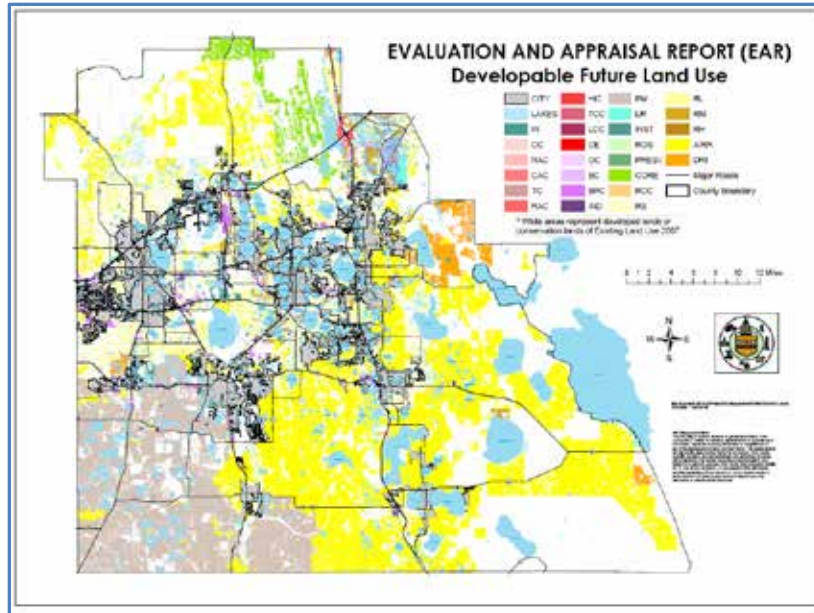


Figure 3.14: Developable Future Land Use

Polk County's economy has evolved rapidly in the past 15 years. Prior to 1980, Polk was essentially a rural community, highly dependent on the well being of a few seasonal or cyclical industries. Today, the effects of the County's location between Tampa and Orlando are showing. Companies and individuals that demand a high quality of life, affordable housing, and access to major urban markets are finding Polk County to be an excellent location to live and work. Growth has traditionally come to Polk from the west, from Tampa through Plant City and into the Lakeland area. Now the eastern portion of the County, primarily along the I-4 Corridor and the north US Highway 27, is benefiting from the Orlando market area. The opening of the Eagle Ridge Mall on U.S. 27 north of Lake Wales further fueled growth in this area. Other new development in the Cypress Gardens Boulevard area of Winter Haven and on Highway 60 east of Lake Wales is spurring additional growth on the east side of the county. In 2003 the County adopted the North Ridge Selected Area Plan to recognize the development pressures on the area south of the I-4/US 27 intersection. That amendment and all the associated implementation tools adopted to date (LDC, transportation variance, CRA, etc.) for that area completed the planning area for the urban node around the I-4/US 27 intersection. (Polk County Evaluation and Appraisal Report)

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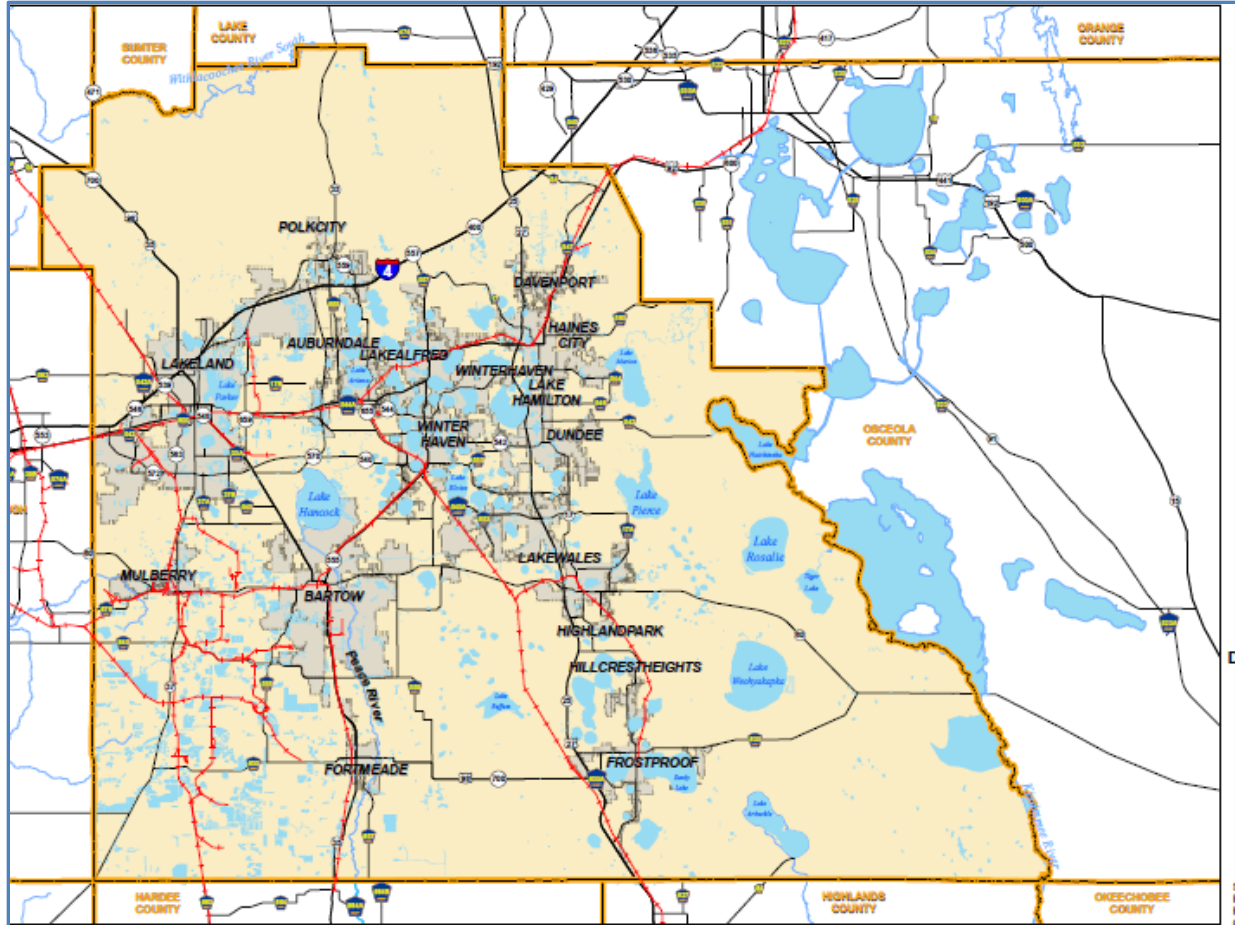


Figure 3.15: Municipalities within Polk County

### Municipalities within Polk County

#### **Auburndale**

The City of Auburndale is located in north central Polk County, Florida and is the fifth largest City in population according to the most recent estimates for the County's 17 municipalities. The City is situated mostly south of the Green Swamp Area of Critical State Concern and lies between Lakeland and Winter Haven. US Highway 92 traverses east and west through the southern part of the City while Interstate 4 runs east and west through the north part of the City.

Auburndale's historical development centered along, and radiated from, the railroad line which runs through the City's downtown area. The downtown core area has been preserved and is a vibrant focal point for retail and services, City administrative offices, the civic center, a city park, and recreation activities. Two areas of industrial land use are concentrated along the railroad on both the east and west sides of downtown. Auburndale High School, Stambaugh Middle School, and Auburndale Central Elementary School are all located on the periphery of the downtown core.

The oldest residential areas in Auburndale are located contiguous to the downtown area on all four sides. As Auburndale developed, the residential land use pattern formed in a ring around Lake Ariana, north and west of downtown. More recent residential growth is occurring in annexed areas further



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north, both east and west of State Road 559, all the way to County Road 559A. The more distant from the core area, lot sizes typically become larger and density lower.

The City of Auburndale and Polk County have established a Joint Planning Area (JPA) geographically based on the City's Utility Service Area. The JPA has multiple purposes. It is designed to establish Polk County's intention to make land use approvals that are consistent with the City of Auburndale's future land uses and vision of the future. The JPA facilitates the smooth integration of properties in the Auburndale Utility Service Area as they are annexed into the City. The planned land uses include Tourism Commercial Centers that support the planned sports complex and the I-4 Corridor Gateway to the City. In addition, the JPA will support the new Polytechnic University and the developing technology corridor along Interstate 4. (Auburndale Evaluation and Appraisal Report)

### ***Bartow***

The City of Bartow, the County seat of Polk County, lies just south of Lakeland on US 98 and State Road 60. The County's central courthouse and administrative offices are located adjacent to the downtown core. Downtown Bartow is the historic center of retail shopping and business services, and remains a vibrant hub of commercial and government activity. Just to the east and south of downtown are historic homes in historic districts. Spreading out from the City's core, primarily to the southeast, southwest, and northwest is most of Bartow's residential development. The more distant from the core area, lot sizes are typically larger and density lower.

Highway-oriented commercial activity and shopping centers are concentrated near the intersection of US 98 (North Broadway Avenue) and State Road 60 (Van Fleet Drive) north of downtown, and radiate along US 98 northwest to the City Limits. Most of Bartow's industrial development is located west of the downtown area and along SR 60 West, and south and east of downtown along US 17. Since 2000, other than infill development, urban growth has taken place in residential subdivisions to the northwest along Lyle Parkway and E.F. Griffin Road, on the south end of the City, and most recently in the vicinity of Old Bartow – Eagle Lake Road east of US 98. Growth in the US 98 corridor includes the new Bartow Memorial Hospital and a major vehicle dealership.

Much of the City of Bartow falls within the Clear Springs acreage consisting of post-phosphate mining land reclamation and agricultural activities. A Sector Plan involving a Conceptual Plan Overlay has been established on the Future Land Use Map for the property, containing a mix of urban development, rural development, recreation/open space, and conservation. No specific plans for development have been adopted. This property also borders both sides of the Peace River. The Clear Springs Sector Plan (CSSP) project offers a unique opportunity for industrial and commercial development in the City of Bartow. More than 4 million square feet of commercial and industrial development will be constructed in the first phase (2008-2018) of the CSSP development process. (Bartow Evaluation and Appraisal Report)

### ***Davenport***

The City of Davenport is a municipality of approximately 3.5 square miles located in northeastern Polk County, and is situated along the US Highway 17/92 corridor, just south of Interstate 4, and east of US Highway 27. Existing development has occurred in the heart of Davenport with commercial and industrial uses located along US 17/92. Approximately more than 2,000 new residential units have been approved for development in the City. Most of these are located in new residential subdivisions east of US 27 and west of US 17/92. Many of these approved subdivisions are located along CR 547, the major east/west roadway corridor that traverses the City.

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The City is located directly south of the Polk County designated North Ridge Selected Area Plan in which the County has intensified the land uses in the unincorporated areas from Agriculture/Residential Rural to uses oriented toward medium density residential, business park center, tourism commercial center, and industrial as well as leisure recreation. The new Ernie Caldwell Boulevard is located north of Davenport and south of I-4 and connects US 27 east to US 17/92, providing a needed additional east/west connector roadway in northeast Polk County. (Davenport Evaluation and Appraisal Report)

### *Dundee*

The Town of Dundee is situated within the eastern ridge of the county, south of Haines City and Lake Hamilton, and east of Winter Haven. US 27 runs north and south through the west side of the Town while State Road 17 runs north and south through the heart of the Town. Existing development in the Town of Dundee has occurred in the heart of the Town while large areas of active agricultural lands remain on the northeast and southeast sections of the community. The Town is planning for the future development potential of the annexed, yet remaining active agricultural lands.

The Town of Dundee and Polk County recognize that proper intergovernmental coordination is essential for sound growth management and are engaging in a joint effort to comprehensively plan certain areas within the Town Limits of the Town of Dundee, as well as certain areas located within the boundaries of Polk County. The Town of Dundee and Polk County worked together to develop the East Polk Selected Area Study (SAS). The East Polk SAS is a joint planning study that includes lands within the Town of Dundee, its utility service area, and some of the surrounding unincorporated areas. It is designed to establish Polk County and Dundee's intention to make land use approvals that are consistent with the vision of the future as developed through the process. (Dundee Evaluation and Appraisal Report)

### *Eagle Lake*

The 1.97 square mile City of Eagle Lake is located approximately 45 miles southwest of the City of Orlando and approximately 43 miles east of the City of Tampa. The City is served by one main highway, US 17, with other State and County roads also providing access.

Eagle Lake has a small central business district centered around the US 17 corridor which is made up of commercial, industrial, and government buildings. The City of Eagle Lake is close to the Bartow Regional Airport and related industrial development areas. The City has abundant recreational opportunities including access to Eagle Lake and Lake McLeod. Existing development is concentrated in the heart of Eagle Lake with commercial and industrial uses located along US 17. The City's original core area is nearly built out with primarily residential development. A commercial corridor lines US 17. The core of the downtown is bisected by two, one-way pairs of US 17. The commercial corridor extends within the large median created by the one-way pairs with few remaining residential properties in that area. Several new residential subdivisions have been permitted primarily west of US 17. (Eagle Lake Evaluation and Appraisal Report)

### *Fort Meade*

The City of Fort Meade is the oldest city in Polk County, dating its origins to 1849 when it was an old military road from Tampa (Fort Brooke) to Fort Pierce during the Indian (Seminole) wars. The City of Fort Meade has historically developed within a compact area, generally square in shape, with the Peace River forming its eastern border, and the western border stopping at mining company-owned lands. The northern boundary has been established along 9th Street North, and the southern boundary established along 9th Street South. Only recently have the City limits expanded beyond these historical boundaries. To the north, the City annexed along US 17/98 to take in commercial and industrial property. To the

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south, the City has annexed various properties, mostly residential in nature. The City has crossed the Peace River to the east, primarily to annex the 120-acre Fort Meade Outdoor Recreation Area along the eastern shore of the river.

The City has retained and preserved its historical downtown in the area along West Broadway Street from US 17 west to the CSX railroad track. The rest of Fort Meade's commercial area is concentrated along US 17 road frontage, from the north to south City limits. The limited amounts of industrially-developed lands in the City are situated along the railroad corridor. Fort Meade's oldest residential area is centered around the downtown area, and to the east on both the north and south sides of East Broadway Street (US 98). Residential development has since extended toward the City's northern, southern and eastern borders. The City is planning for further residential and commercial development and redevelopment along the US 17 corridor. (Eagle Lake Evaluation and Appraisal Report)

### ***Frostproof***

The City is situated in an area of the State of Florida known as the "Ridge" for its long, rolling hills of sand and limestone. On the east side of Frostproof is the 26,000 acre Lake Wales Ridge State Forest. The Nature Conservancy's Tiger Creek Preserve, which is 4,805 acres of protected lands, is located to the north and east of Frostproof. Tiger Creek Preserve is named after the pristine blackwater stream that forms the spine of this sanctuary. The 106,000 acre Avon Park Air Force Range is located southeast of the City of Frostproof. Pasture land, citrus groves, and a few retirement communities surround the remainder of the City. US 27 parallels the western side of the City while State Road 17 (Ridge Scenic Highway) runs north and south through the heart of the.

The majority of the existing development in the City has occurred between Lake Clinch and Lake Reedy as well as along SR 17 (Ridge Scenic Highway), the major north/south collector road that bisects the City. There is a significant amount of land designated as active agriculture in the north, south, and east areas of the City. The City is planning development for these areas. A residential development is planned north of CR 630A, east of SR 17. Industrial lands east of Silver Lake and directly east of the SR 17 have developed with the location of a Ferguson Enterprises, Inc. Distribution Center. Lowe's also has a facility south of Ferguson with direct access to the rail spur.

Three schools are located within the City limits of Frostproof and include Ben Hill Griffin Elementary, Frostproof Elementary, and Frostproof Middle/Senior High School. Frostproof Elementary is located in the heart of the City's downtown while Ben Hill Griffin Elementary and Frostproof Middle/Senior High School are located north of CR 630, west of SR 17. (Frostproof Evaluation and Appraisal Report)

### ***Haines City***

The City of Haines City is located in northeast Polk County, approximately 40 miles southwest of Orlando. The City is bounded by the cities of Davenport to the north, Lake Alfred to the west, and Lake Hamilton to the south, and by Poinciana to the east. Haines City is located at one of the major transportation crossroads in Polk County including US 27, US 17/92, and SR 17, which all pass through the downtown area. Being located along the rapidly developing US 27 corridor, the City has undergone significant residential and commercial growth in recent years, expanding to include approximately 12,644 acres (19.8 square miles).

The City's historic downtown area is located east of US 27. Surrounding the downtown is a series of older neighborhoods. The majority of the newer residential and commercial development has occurred

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outside the traditional City along major roadways including US 27. Parts of the City and its surroundings remain fairly agricultural, with citrus and pasture. (Haines City Evaluation and Appraisal Report)

### *Highland Park*

The Village of Highland Park is located within the eastern ridge of the County, south of Lake Wales and north of Frostproof. State Road 17, the Ridge Scenic Highway, runs north and south along the western boundary of the Village. Development within the Village of Highland Park is located on the north side of Lake Easy and surrounding Lake Amoret. A large area of the Village consists of a golf course. Several of the Village's lots line the golf course.

With only 107 platted lots originally recorded in 1919, today Highland Park is comprised of 113 residences. The Village has no plans at the present to further expand its boundaries. However, individual property owners have expressed interest in changing their property use to allow higher densities, and changing the land development code to allow redevelopment of existing uses in case of natural disaster. (Highland Park Evaluation and Appraisal Report)

### *Hillcrest Heights*

The Town of Hillcrest Heights is a small, picturesque residential community in southeastern Polk County, located 7 miles south of Lake Wales and 5 miles north of Frostproof.

Residential is the largest and the most significant category of land use within Hillcrest Heights. Currently, 68.90 acres of the total 100.85 acres consists of single family residential units. There are no commercial or industrial land uses present. Furthermore, there is no land designated or zoned for such purposes. Hillcrest Heights is content to maintain its low population growth throughout the planning period. The Town has no plans at the present to further expand its boundaries and would like to retain their small town character. With only 4.79 acres of undeveloped land in the Town limits, new development will be minimal. (Hillcrest Heights Evaluation and Appraisal Report)

### *Lake Alfred*

The City of Lake Alfred covers 13 square miles and is located in northeastern Polk County along the US 17/92 corridor, south of Interstate 4 and west of US 27, two major transportation corridors in central Florida. This area is a rapidly growing part of Central Florida. The northern half of the City is located in the Green Swamp Area of Critical State Concern.

The City has experienced significant residential development due to its close proximity to Walt Disney World, Cypress Gardens, and other major tourist attractions in central Florida and the greater Orlando area. Numerous subdivisions have been built on land formerly used for citrus production. Lake Alfred is developing a commercial district highlighted by an antique market and expanding retail and restaurant services. The City has a stable, growing industrial base fueled by the citrus industry, trucking, a distilling and bottling operation, and established contracting businesses. In 2009, the Florida Department of Transportation started construction of a one-way pair on US 17/92 through the heart of the City, which is expected to improve the vitality of the commercial and business areas by reducing traffic congestion while providing for an increase in commercial opportunities to serve population growth.

The location of development in Lake Alfred is characterized by a distinct pattern with residential development east and west of the City's commercial corridor along US 17/92. The northern and southern portions of the City are divided by the CSX railroad mainline. The south "entrance" to the City is where US 17 (from Winter Haven) and US 92 (from Auburndale) converge and become US 17/92 in a

## SECTION III: COMMUNITY PROFILE

north-south direction and curve to the northeast. All of the business commercial development in Lake Alfred is within a block of this thoroughfare. The historic downtown business core is centered on the intersection of Lake Shore Way (US 17/92) and Haines Boulevard. The City's government center is also located in this vicinity. Older residential areas are located east and west of the corridor, extending to Lake Haines on the east side of the City and Lakes Cummings and Echo on the west.

Located south of the CSX rail line are the older sections of the City as well as all the retail sales and service uses. On the north side of the CSX rail line, there are a few older residential neighborhoods in the Lake Swoope/Twin Lakes area. Continuing northward, newer single family residential subdivisions are being formed or planned, most in an area lying within the Green Swamp Area of Critical State Concern where densities are limited to three units per acre. This area of future growth is generally connected to the center of Lake Alfred by State Road 557, the City's primary access to Interstate 4 to the north. These northern areas, and the area along Lynchburg Road west of the 1999 City limits, are where the majority of annexations in Lake Alfred have taken place in the last decade. Along the CSX tracks is Lake Alfred's industrial land use base. Trucking, distilling, bottling, and fertilizer production are the principal industries. (Lake Alfred Evaluation and Appraisal Report)

### *Lake Hamilton*

The Town of Lake Hamilton is situated within the eastern ridge of the County, south of the City of Haines City, east of the City of Winter Haven, and north of the Town of Dundee. The Town is located near Lake Hamilton, which is part of the headwaters for the rich valley of the Peace River. Of the approximately 4.17 square miles of area within the Town limits, it is estimated that 0.98 square miles is water, including the Town's namesake Lake Hamilton. Six major lakes lie within the community and include Crystal Lake, Lake Gordon, Lake Ida, Lake Sara, Lake Lee, as well as Lake Hamilton.

The Town is positioned on State Road 17 (known as Scenic Highway) and US 27, a major and developing north-south arterial roadway through Polk County. Major development has occurred along US 27 primarily around the City of Haines City and the City of Lake Wales. Development patterns and pressures are expected to continue along the US 27 corridor.

The Town is typical of the many small communities which sprang up in central Florida's early history along the state's highways and railroads. The original alignment of US 27 passed through the central portion of the community, giving birth to the initial commercial area and influencing the platting and development patterns. A north-south railroad line also passed through the center of town, resulting in the location of the Town's citrus packing plant in the north-central area. The later re-alignment of US 27 along a right-of-way at the Town's western edge and abandonment of the railroad line dramatically altered the growth and development patterns of the community. The majority of development in Lake Hamilton has occurred in the core area of the Town. There has been some development along US 27. This development has been limited by the fact that the Town does not currently have a wastewater system and therefore, any new development must be served by a septic system. The Town is working with neighboring jurisdictions to provide sewer services. (Lake Hamilton Evaluation and Appraisal Report)

### *Lake Wales*

The City of Lake Wales is located at the junction of US 27 and SR 60, approximately 25 minutes south of Interstate 4. The City sits on the Lake Wales Ridge. To the east is Lake Kissimmee and the Kissimmee River. The City can support growth as over half of the land in the city is vacant and intended for residential development. Undeveloped residential tracts are located southeast of Thompson Nursery

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Road and US 27, northeast of Chalet Suzanne Road and US 27, and areas south of SR 60. Citrus has been a mainstay of the economy. In recent years, light manufacturing, construction, and electronics firms have added diversity to the economy. (Lake Wales Evaluation and Appraisal Report)

### **Lakeland**

Lakeland is the most populous city in Polk County, with a 2013 population of 100,710. The Interstate-4 corridor traverses the city from the southwest while other major roadways including SR 37, SR 33 and US 98 bisect the city. The northern part of the city is located in the Green Swamp Area of Critical State Concern.

The city's population growth has been spurred on by relatively low real estate values compared to Tampa and Orlando metro areas, and increased job opportunities due to the City's prioritization of economic development. Primarily, growth has been accommodated by a combination of new residential construction and annexation of existing neighborhoods that surround the City's jurisdictional limits. Permitted residential units have been evenly distributed throughout the City indicating a balance of housing development in the Central City area as well as the surrounding Urban and Suburban areas. The location of new housing development is balanced due to the variety of development scales. Single lot infill development promoted by the City has contributed to significant residential development in the Central City Area. At the same time, large developments in the Urban Development Area such as the Oakbridge DRI and Bridgewater DRI have expanded the City's residential areas. Furthermore, annexation has stretched the City's boundaries appreciably to both accommodate new residential growth and absorb established residential neighborhoods previously outside the City's limits as well as very large conservation area located east of the Williams DRI and Polk Parkway. (Lakeland Evaluation and Appraisal Report)

### **Mulberry**

The City of Mulberry is located in the southwestern portion of Polk County, ten miles west of Bartow and ten miles south of Lakeland. Historically, the City grew up from the late nineteenth century phosphate mining industry and considers itself the official Phosphate Capital of the World. The Mosaic Company is the largest phosphate producer in the world and has a major presence in Mulberry.

The City is home to the manufacturing and warehousing facilities for Badcock Corporation, a large furniture and appliance retailer. All commercial and industrial businesses are found in the vicinity of two major highways, State Road 37 and State Road 60, which intersect in the City systems. The historic core of Mulberry centers around the intersection of State Road 60, running east-west through the City, and State Road 37 which runs north-south. Located here are older commercial structures and the City's government center. SR 60 is lined with highway commercial-type uses from east to west. Two of Mulberry's three industrial areas are located in close proximity to SR 60, one on the east entrance to the City, and the other on the western edge, being the location of the Prairie Industrial Park. A third industrial area lies along Mulford Road west of SR 37. Most of SR 37 runs north of SR 60, toward the south Lakeland area. SR 37 is lined with smaller businesses in the first mile above SR 60. Further north, where SR 37 intersects Carter Road and Shepherd Road, is Mulberry's growth area for recently developed and still developing retail commercial properties.

Mulberry's residential areas are found in all quadrants surrounding the City's historic center. Located here are older neighborhoods that are nearly fully developed. Many of the older homes in some areas are beginning to show signs of structural deterioration. Little new residential growth has occurred in

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Mulberry since 1990. The newest residential areas of Mulberry are the mobile home parks on the west side of SR 37 heading north.

Mulberry is also characterized by rail lines criss-crossing the City in all directions. The majority of rail traffic on these lines serve the many intense phosphate mining and related activities to the east, south, and west of the City. Mulberry itself is built around early phosphate mining extraction sites which have left a series of man-made lakes and channels within urban and outlying portions of the City. (Mulberry Evaluation and Appraisal Report)

### *Polk City*

The City of Polk City is located in north central Polk County, Florida, generally centered near the intersection of State Road 33 (Commonwealth Boulevard) and State Road 655 (Berkley Road). Polk City is centered in an advantageous location, between Tampa and Orlando. Polk City is located within the Green Swamp Area of Critical State Concern. A portion of the City is located in the Polk City Exemption Area which is exempt from the regulations of the Green Swamp.

The City anticipates growth to occur within the City limits due to the City's location along I-4 between Tampa and Orlando. Older residential properties and mixed uses surround the downtown area in all four quadrants. Both redevelopment and infill development are occurring here. Beyond the older developed areas in all four quadrants is a substantial amount of vacant developable property, much of which has been annexed by Polk City since 2000. (Polk City Evaluation and Appraisal Report)

### *Winter Haven*

The City of Winter Haven is located in central Polk County along one of the sand ridges that generally runs north/south along the Florida peninsula. Within or touching the City is a 24-lake, chain of lakes connected by a series of canal dating to the early twentieth century. The original purpose of connecting the lakes was to ship citrus from groves to packing plants located along railroad lines. Today the Chain of Lakes serves as a recreational amenity for residents and visitors. In addition to the connected lakes, there are 29 isolated lakes in and around the City. Primary access to the City is via US Highways 17, 27, and 92, as well as State Roads 60, 540, 542, 544, and 655. The City is located approximately 12 miles south of Interstate 4 and five miles east of the Polk Parkway (SR 570).

Winter Haven serves as the center of a regional market that extends throughout eastern Polk County and as far south as Hardee and Highlands Counties. Employment in Winter Haven includes a wide range of professional, service, office, government, and manufacturing jobs. With the City's location midway between the Tampa and Orlando metro areas, a portion of the City's residents leave the area for employment. Winter Haven is also home to a significant number of retirees, many of whom have moved to the City from outside of the area.

The area served by City utilities is approximately 65 square miles. Future expansion of the utility service area to the south will add approximately 12 square miles. Over the past twenty years, the City's area has increased by an average of 595 acres annually with every indication that this will continue.

Based on past development patterns and the amount of undeveloped industrial land in the City, an estimated 72-year supply of industrial land is available for development. With the 318-acre CSX Intermodal Logistics Center (ILC), the City has an estimated 52-year supply of industrial land available for development. Most of these uses supporting the ILC will likely be located along the State Road 60 and CSX Railroad corridors. (Winter Haven Evaluation and Appraisal Report)

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### National Flood Insurance Program Compliance and Community Rating System Participation

#### National Flood Insurance Program (NFIP)

According to FEMA, the NFIP is a federal program created by Congress to mitigate future flood losses nationwide through sound, community-enforced building and zoning ordinances and to provide access to affordable, federally backed flood insurance protection for property owners. The NFIP is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods.

Participation in the NFIP is based on an agreement between local communities and the federal government stating that if a community adopts and enforces a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas (SFHAs), the federal government will make flood insurance available within the community as a financial protection against flood losses. Table 3-5 includes the National Flood Insurance Program participation status of the jurisdictions in Polk County.

**TABLE 3-5  
NATIONAL FLOOD INSURANCE PROGRAM PARTICIPATION**

Community Name	NFIP Status
Auburndale	Participating
Bartow	Participating
Davenport	Participating
Dundee	Participating
Eagle Lake	Participating
Fort Meade	Participating
Frostproof	Participating
Haines City	Participating
Highland Park	Not Participating
Hillcrest Heights	Not Participating
Lake Alfred	Participating
Lake Hamilton	Participating
Lake Wales	Participating
Lakeland	Participating
Mulberry	Participating
Polk City	Participating
Winter Haven	Participating
Unincorporated Polk County	Participating

Source: National Flood Insurance Program Community Status Book, Updated July 24, 2014



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Through the NFIP, each participating jurisdiction will:

1. Continue to enforce its adopted Floodplain Management Ordinance requirements, which include regulating all new development and substantial improvements in Special Flood Hazard Areas (SFHA).
2. Continue to maintain all records pertaining to floodplain development, which shall be available for public inspection.
3. Continue to notify the public when there are proposed changes to the floodplain ordinance or Flood Insurance Rate Maps.
4. Maintain the map and Letter of Map Change repositories.
5. Continue to promote Flood Insurance for all properties.

There are two jurisdictions that have chosen not to participate in the NFIP, the Village of Highland Park and the Town of Hillcrest Heights. Both jurisdictions cite their size, limitation of resources, and location as reasons for not participating. According to the April 1, 2014 Estimate of Population by the Bureau of Economic and Business Research, the Village of Highland Park has 237 people and the Town of Hillcrest Heights has 252 people. With such a small population, the two municipalities are limited in their resources and manpower. They also are small jurisdictions in terms of land area, and the vast majority of their land and structures do not lie within the 100-year floodplain.

**TABLE 3-6  
NFIP INSURANCE POLICIES AS OF DECEMBER 19, 2012**

Community Name	Policies In Force	Total Premium	Total Coverage	Since 1978	
				Total Claims	Total Paid
Auburndale	83	\$38,414	\$20,086,100	12	\$42,772
Bartow	60	\$25,204	\$13,113,900	7	\$86,392
Davenport	39	\$24,069	\$8,922,400	3	\$3,439
Dundee	20	\$15,199	\$4,913,000	4	\$3,410
Eagle Lake	4	\$1,337	\$1,085,000	0	\$0
Fort Meade	8	\$2,469	\$1,693,100	3	\$0
Frostproof	16	\$8,651	\$2,813,800	2	\$75,300
Haines City	73	\$31,758	\$10,099,000	15	\$138,930
Lake Alfred	29	\$14,110	\$4,379,900	0	\$0
Lake Hamilton	11	\$5,851	\$3,271,300	2	\$12,042
Lake Wales	95	\$47,113	\$25,608,500	7	\$35,274
Lakeland	1,153	\$566,258	\$222,880,100	46	\$178,462
Mulberry	33	\$13,882	\$3,646,100	2	\$12,006
Polk City	6	\$3,886	\$1,767,500	0	\$0
Winter Haven	284	\$119,727	\$62,532,800	39	\$225,377
Unincorporated Polk County	7,317	\$3,447,714	\$1,601,449,200	626	\$7,321,353
<b>Total County</b>	<b>9,231</b>	<b>\$4,365,082</b>	<b>\$1,988,261,700</b>	<b>768</b>	<b>\$8,134,757</b>

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Source: Florida Division of Emergency Management via State of Florida Enhanced Hazard Mitigation Plan, August 2013

### **Community Rating System (CRS)**

The NFIP's Community Rating System (CRS) is a voluntary incentive program that recognizes communities for implementing floodplain management practices that exceed the federal minimum requirements of the NFIP to provide protection from flooding. The goals of the CRS are to reduce flood damages to insurable property, strengthen and support the insurance aspects of the NFIP, and encourage a comprehensive approach to floodplain management. FEMA developed the CRS to provide incentives in the form of premium discounts for communities to go beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding. The incentives are in the form of premium discounts.

Participation in the Community Rating System (CRS) is voluntary. Once a community applies to the appropriate Federal Emergency Management Agency (FEMA) region for the CRS program and FEMA verifies its implementation, FEMA sets the CRS classification based upon credit points. This classification determines the premium discount for policyholders in the participating community. There are 10 CRS classes: Class 1 requires the most credit points and gives the greatest premium discount; Class 10 identifies communities that do not participate in the CRS or have not earned the minimum required credit points and receives no premium discount. The assigned CRS classification determines the premium discount for policyholders in the community. As recognition of the floodplain management activities instituted in a community, eligible policies written in a community receive premium discounts ranging from 5 percent (Class 9) to a maximum of 45 percent (Class 1).

FEMA recognizes 19 activities as measures for eliminating exposure to floods and assigns credit points to each activity. The activities fall into four main categories: Public Information, Mapping and Regulation, Flood Damage Reduction, and Warning and Response.

More than 1,200 communities from all 50 states participate in the Community Rating System (CRS). Roseville, California, is the only CRS Class 1 community. More than 70 communities have a CRS Class 5 or better ranking, meaning premiums for residents in high-risk areas are reduced by at least 25 percent. Currently, the City of Lakeland and Unincorporated Polk County participate in the Community Rating System and have a CRS Classification of 7 and 6 respectively (Table 3-7).

**TABLE 3-7:  
COMMUNITY RATING SYSTEM (CRS) ELIGIBLE COMMUNITIES EFFECTIVE OCTOBER 1, 2014**

Community Number	Community Name	CRS Entry Date	Current Effective Date	Current Class	Discount for SFHA	Discount for Non-SFHA
120267	Lakeland	10/01/04	10/01/09	7	15%	5%
120261	Unincorporated Polk County	10/01/92	10/01/11	6	20%	10%

Note: SFHA = Special Flood Hazard Area  
Source: Florida Division of Emergency Management

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### Polk County School District

The Polk County School System has a total of 204 schools providing educational services to more than 96,000 students. Approximately 7,900 students attend private schools and another 3,531 students in Polk County are taught at home. The school system includes charter schools, adult schools and alternative schools. There are many higher education opportunities available within Polk County as well. (Polk County Evaluation and Appraisal Report)

**TABLE 3-8  
ELEMENTARY SCHOOLS WITHIN THE POLK COUNTY SCHOOL DISTRICT**

Elementary School	Location
Alta Vista Elementary	Haines City
Alturas Elementary	Alturas
Auburndale Central Elementary	Auburndale
B.E.S.T.	Auburndale
Bartow Elementary Academy	Bartow
Ben Hill Griffin Jr Elementary	Frostproof
Berkley Elementary	Auburndale
Bethune Academy	Haines City
Carlton Palmore Elementary	Lakeland
Chain of Lakes Elementary	Winter Haven
Clarence Boswell Elementary	Auburndale
Cleveland Court Elementary	Lakeland
Combee Elementary	Lakeland
Crystal Lake Elementary	Lakeland
Dale R. Fair Babson Park Elementary	Babson Park
Davenport School of the Arts	Davenport
Dixieland Elementary	Lakeland
Doris A Sanders Learning Center	Lakeland
Dr. N.E. Roberts Elementary	Lakeland
Dundee Elementary Academy	Dundee
Eagle Lake Elementary	Eagle Lake
Eastside Elementary	Haines City
Edgar L. Padgett Elementary	Lakeland
Elbert Elementary	Winter Haven
Floral Avenue Elementary	Bartow
Frank E. Brigham Academy	Winter Haven

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**TABLE 3-8  
ELEMENTARY SCHOOLS WITHIN THE POLK COUNTY SCHOOL DISTRICT**

Elementary School	Location
Fred G. Garner Elementary	Winter Haven
Frostproof Elementary	Frostproof
Garden Grove Elementary	Winter Haven
Gause Academy of Leadership	Bartow
Gibbons Street Elementary	Bartow
Griffin Elementary	Lakeland
Hartridge Academy	Winter Haven
Highland City Elementary	Highland City
Highlands Grove Elementary	Lakeland
Hillcrest Elementary	Lake Wales
Horizons Elementary	Davenport
Inwood Elementary	Winter Haven
James E. Stephens Elementary	Bartow
James W. Sikes Elementary	Lakeland
Janie Howard Wilson Elementary	Lake Wales
Jean O'Dell Learning Center	Bartow
Jesse Keen Elementary	Lakeland
Jewett School of the Arts	Winter Haven
John Snively Elementary	Winter Haven
Karen M. Siegel Academy	Lake Alfred
Kathleen Elementary	Lakeland
Kingsford Elementary	Mulberry
Lake Alfred Elementary	Lake Alfred
Lake Shipp Elementary	Winter Haven
Lakeland Montessori Schoolhouse	Lakeland
Laurel Elementary	Poinciana
Lena Vista Elementary	Auburndale
Lewis Anna Woodbury Elementary (4-5)	Fort Meade
Lewis Elementary (PK-3)	Fort Meade
Lincoln Avenue Academy	Lakeland
Loughman Oaks Elementary	Davenport
Magnolia Montessori Academy	Lakeland
McKeel Central Academy	Lakeland

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**TABLE 3-8  
ELEMENTARY SCHOOLS WITHIN THE POLK COUNTY SCHOOL DISTRICT**

Elementary School	Location
Medulla Elementary	Lakeland
North Lakeland Elementary School of Choice	Lakeland
Oscar J. Pope Elementary	Lakeland
Our Children's Academy	Lake Wales
Palmetto Elementary	Poinciana
Philip O'Brien Elementary	Lakeland
Pinewood Elementary	Eagle Lake
Polk Avenue Elementary	Lake Wales
Polk City Elementary	Polk City
Purcell Elementary	Mulberry
R. Bruce Wagner Elementary	Lakeland
R. Clem Churchwell Elementary	Lakeland
Ridgeview Global Studies Academy	Davenport
Rochelle School of the Arts	Lakeland
Rosabelle W. Blake Academy	Lakeland
Sandhill Elementary	Haines City
Scott Lake Elementary	Lakeland
Sleepy Hill Elementary	Lakeland
Socrum Elementary	Lakeland
South McKeel Academy	Lakeland
Southwest Elementary	Lakeland
Spessard L. Holland Elementary	Bartow
Spook Hill Elementary	Lake Wales
Valleyview Elementary	Lakeland
Wahneta Elementary	Winter Haven
Walter Caldwell Elementary	Auburndale
Wendell Watson Elementary	Lakeland
Winston Academy of Engineering	Lakeland

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**TABLE 3-9  
MIDDLE SCHOOLS WITHIN THE POLK COUNTY SCHOOL DISTRICT**

Middle School	Location
Bartow Middle	Bartow
Berkley Accelerated Middle	Auburndale
Bok Academy	Lake Wales
Compass Middle Charter	Bartow
Crystal Academy of Science & Engineering	Lakeland
Crystal Lake Middle	Lakeland
Daniel Jenkins Academy of Technology	Haines City
Davenport School of the Arts	Davenport
Denison Middle	Winter Haven
Discovery Academy of Lake Alfred	Lake Alfred
Doris A Sanders Learning Center	Lakeland
Dundee Ridge Middle Academy	Dundee
Fort Meade Middle-Senior	Fort Meade
Frostproof Middle-Senior	Frostproof
Gause Academy of Leadership	Bartow
Jean O'Dell Learning Center	Bartow
Jere L. Stambaugh Middle	Auburndale
Jewett Middle Academy Magnet	Winter Haven
Jewett School of the Arts	Winter Haven
Karen M. Siegel Academy	Lake Alfred
Kathleen Middle	Lakeland
Lake Alfred-Addair Middle	Lake Alfred
Lake Gibson Middle	Lakeland
Lake Marion Creek Middle	Poinciana
Lakeland Highlands Middle	Lakeland
Lakeland Montessori Middle	Lakeland
Lawton Chiles Middle Academy	Lakeland
McKeel Academy of Technology	Lakeland
McLaughlin Middle School & Fine Arts Academy	Lake Wales
Mulberry Middle	Mulberry
New Beginnings High	Winter Haven
Our Children's Middle Academy	Lake Wales

## SECTION III: COMMUNITY PROFILE

**TABLE 3-9  
MIDDLE SCHOOLS WITHIN THE POLK COUNTY SCHOOL DISTRICT**

Middle School	Location
Rochelle School of the Arts	Lakeland
Roosevelt Academy	Lake Wales
Rosabelle W. Blake Academy	Lakeland
Shelley S. Boone Middle	Haines City
Sleepy Hill Middle	Lakeland
Southwest Middle	Lakeland
Union Academy	Bartow
Westwood Middle	Winter Haven

**TABLE 3-10  
HIGH SCHOOLS WITHIN THE POLK COUNTY SCHOOL DISTRICT**

High School	Location
Auburndale Senior High	Auburndale
Bartow Senior High	Bartow
Chain of Lakes Collegiate High	Winter Haven
Davenport Community Campus	Davenport
Doris A Sanders Learning Center	Lakeland
Fort Meade Middle-Senior	Fort Meade
Frostproof Middle-Senior	Frostproof
Gause Academy of Leadership	Bartow
George W. Jenkins Senior High	Lakeland
Haines City HS-IB	Haines City
Haines City Senior High	Haines City
Harrison School for the Arts	Lakeland
International Baccalaureate	Bartow
Jean O'Dell Learning Center	Bartow
Karen M. Siegel Academy	Lake Alfred
Kathleen Senior High	Lakeland
Lake Gibson Senior High	Lakeland
Lake Region High	Eagle Lake
Lake Wales Senior High	Lake Wales
Lakeland Senior High	Lakeland
Maynard A. Traviss Career Center	Lakeland

## SECTION III: COMMUNITY PROFILE

**TABLE 3-10  
HIGH SCHOOLS WITHIN THE POLK COUNTY SCHOOL DISTRICT**

High School	Location
McKeel Academy of Technology	Lakeland
Mulberry Senior High	Mulberry
New Beginnings High	Winter Haven
Polk Pre-Collegiate Academy	Auburndale
Polk State College Collegiate High	Lakeland
Polk State Lakeland Gateway to College Charter High School	Lakeland
Polk Virtual	Lakeland
Ridge Career Center	Winter Haven
Ridge Community High	Davenport
Roosevelt Academy	Lake Wales
Summerlin Academy	Bartow
Tenoroc High	Lakeland
Winter Haven Senior	Winter Haven

### Post-Secondary Education

Several post-secondary educational opportunities following successful completion of high school are available in Polk County. A list of institutions providing post-secondary education in Polk County is provided below.

**TABLE 3-11  
POST-SECONDARY EDUCATIONAL INSTITUTIONS IN POLK COUNTY**

School	Location
Polk State College	Lakeland, Winter Haven, Bartow
Florida Southern College	Lakeland
Southeastern University	Lakeland
Florida Polytechnic University	Lakeland
Warner Southern College	Lake Wales
Webber International University	Babson Park
Keiser College	Lakeland
Florida Technical College	Lakeland
Ridge Technical Center	Lakeland
Traviss Technical Center	Lakeland