

**Existing Land Use and Zoning**

The existing land uses, zoning, accessibility, and development patterns are administrated by individual local governments and through their adopted Comprehensive Plans and Land Development Regulations. The existing land uses found along SR 17 are primarily residential and agricultural. Detailed zoning and existing land use maps for each of the local governments are in *Figures 3-10*.

*Unincorporated Polk County*

A large majority of land in unincorporated Polk County is currently in agricultural use, with a small number of residential uses found along the corridor.

The existing land use map shown in *Figure 3* represents the most recent GIS information provided by Polk County. The county has not updated this map since 1996. Polk County applies their future land use map as their existing land use map. At this time, Polk County is applying their future land use map for development approval.

The existing land use designation for land within unincorporated Polk County located adjacent to SR 17 north of the intersection of SR 17 and US 27 and south of Lake Livingston is Vacant. The majority of unincorporated land along SR 17 between Lake Livingston and Haines City is zoned Agriculture Active (AA). There are also areas designated Residential Low (RL), Residential Medium (RM), and Vacant (VAC) scattered along the corridor, usually concentrated around lakes or major roadway intersections.

*City of Frostproof*

The City of Frostproof is the oldest community along the Ridge Scenic Highway and lies between Lake Clinch and Reedy Lake. Land uses within the City located adjacent to the Ridge Scenic Highway include Public, Commercial (C-1), Industrial (I-1), Residential (R-1 and R-2) and Agricultural. The Ridge Scenic Highway serves the Central Business District (CBD).

*Town of Hillcrest Heights*

Hillcrest Heights is a small community that predominately consists of single-family residential developments, and is located approximately five miles north of the City of Frostproof. Other land uses within the city consist of Commercial (0.26%), Recreational (1.9%), and vacant.

*Village of Highland Park*

The Village of Highland Park was originally a resort community. The Village does not provide public services or health care services. Additionally, the Village is a registered wildlife sanctuary and contains an area of high aquifer recharge. The only allowable land uses within the boundaries of the Village are Estate Residential (R-1), Single Family Residential (R-2), Open Space, and Agricultural and Recreational (AR).

*City of Lake Wales*

The Ridge Scenic Highway serves the original commercial center for the City of Lake Wales. Land uses located along the corridor include Residential (R-1, R-2, and R-3), Industrial (I-1 - Industrial District), and Commercial (C-1 - Pedestrian Commercial District, C-2 - Highway Commercial District and C-2/R-3 - Highway Commercial District/Residential District). In addition, some land adjacent to both the northern and southern city limits is zoned PDP - Planned Development. The city will classify all land zoned PDP or A for zoning and sign purposes as it is developed.



*Limited Commercial zoning in Hillcrest Heights*

*Town of Dundee*

SR 17 runs through the center of town, serving as the front door to City Hall, the police station, the library, and the Chamber of Commerce. Through the Town of Dundee, zoning along the scenic highway is comprised of Low Density Single Family Residential (RSF1), Moderate Density Single Family Residential (RSF2), Mobile Home Subdivision (RMH), Limited Agricultural District (AL), Industrial District or Downtown Transitional (IL), General Retail Commercial (CC), and Public Recreation (PR).

*Town of Lake Hamilton*

The Town of Lake Hamilton is directly north and adjacent to Dundee. Within the Town of Lake Hamilton, the existing zoning along SR 17 includes Agricultural District (A-1), Highway

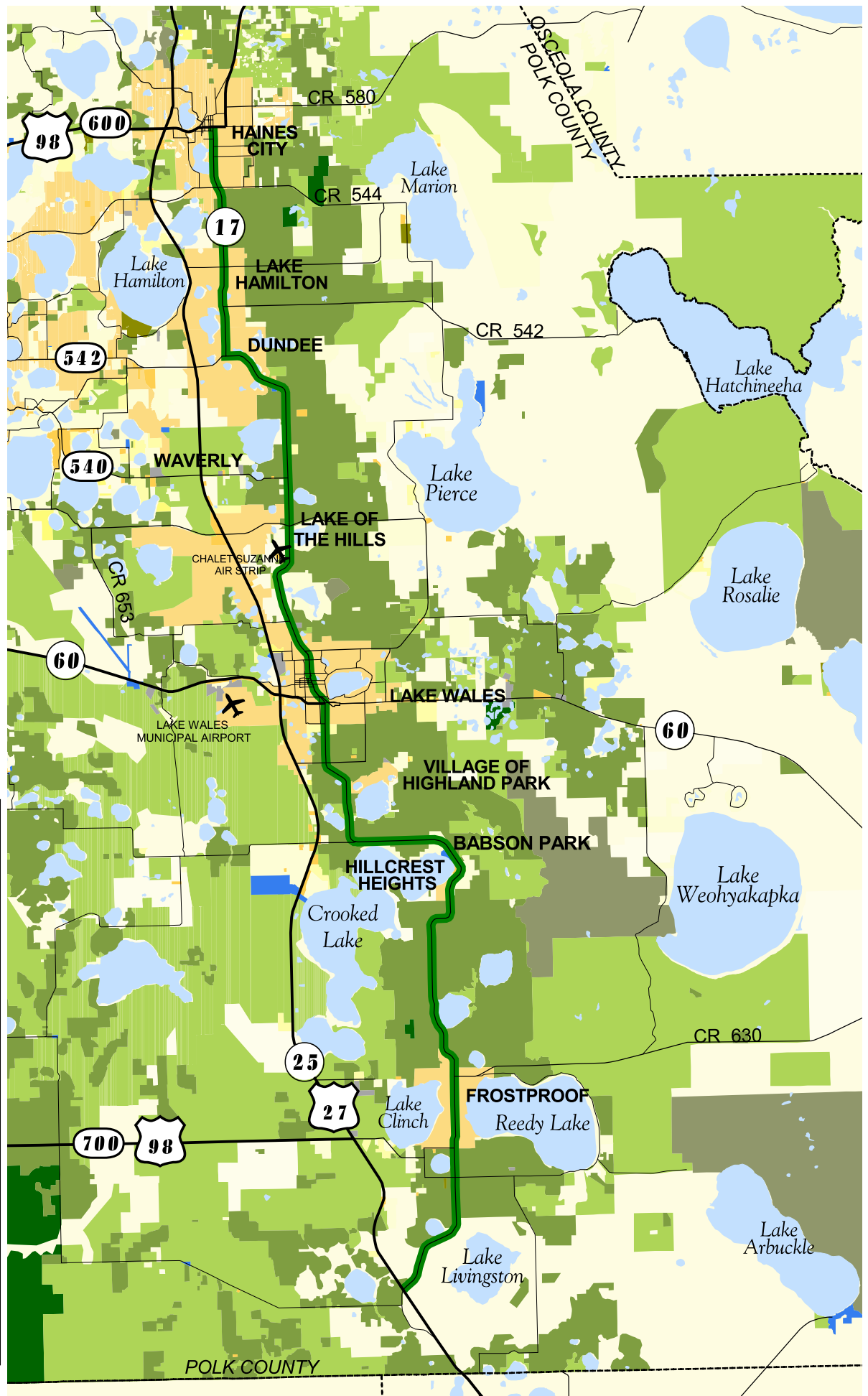
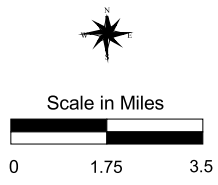
Commercial District (C-2), and Single Family Dwelling District (R-1).

*City of Haines City*

Haines City forms the northern boundary of the scenic highway. Within the city, zoning along the scenic highway is comprised of Agriculture (AG), Low Density Residential (LDR), Community Activity Center (CAC), Institutional (IN), and the Commercial Corridor (CC).

*Opportunities and Constraints*

The Corridor Vision seeks to maintain the existing character of the corridor. Thus, the existing land uses are supportive of the Ridge Scenic Highway.



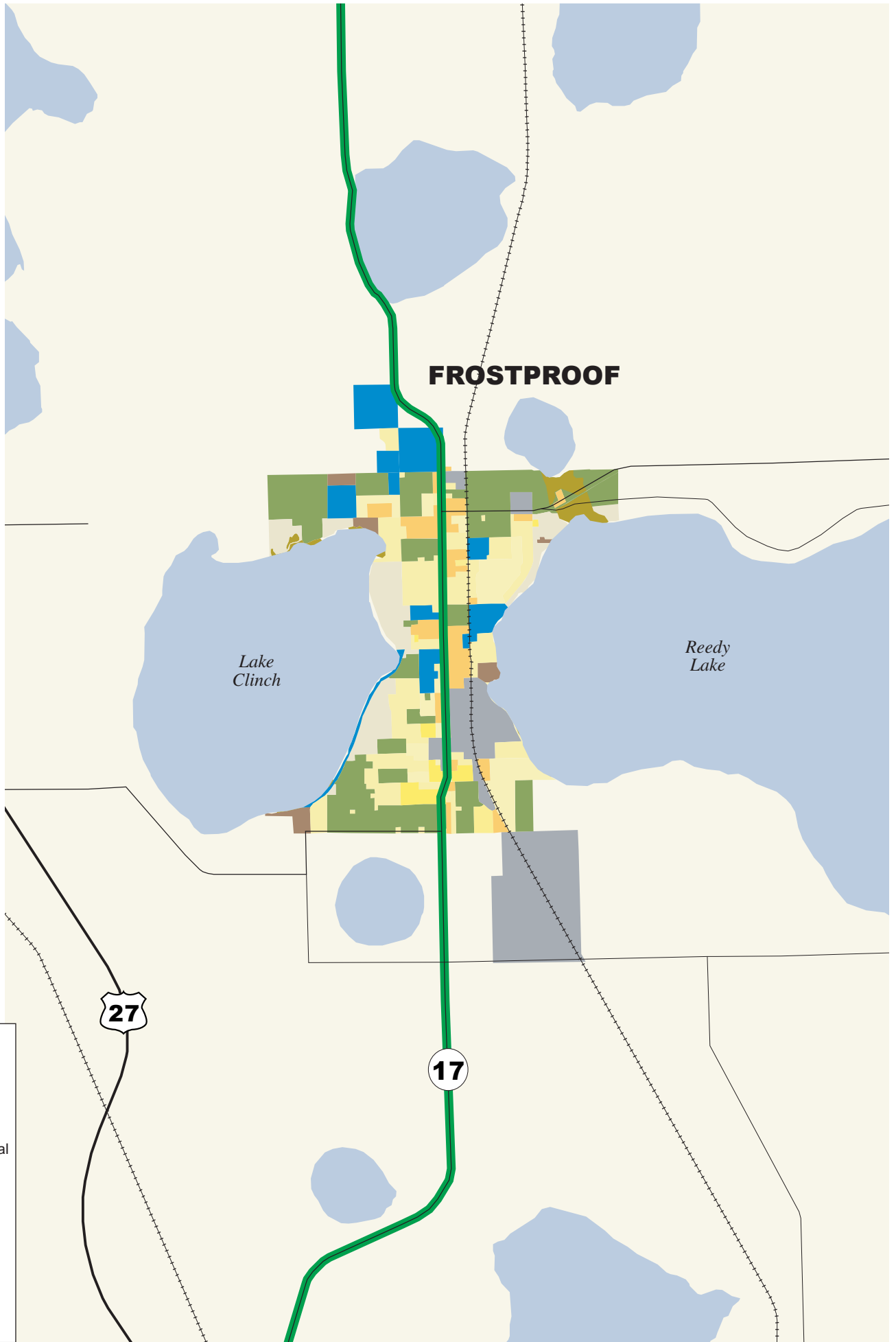
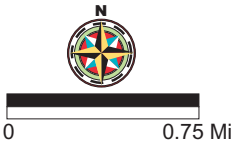
**LEGEND**

Polk County Existing Land Use












- AA - Agricultural Active
- AP - Agricultural Passive
- CITY
- COM - Commercial
- COMF - Community Facilities
- CONS - Conservation
- IND - Industrial
- INST - Institutional
- MIN - Mining
- RH - High Density Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- ROS - Recreational/Open Space
- RR - Residential Rural
- VAC - Vacant
- SR 17 Scenic Highway
- City Limits

Source: Polk County  
Last updated in 1996

**Figure 3**  
**Polk County Existing Land Use**

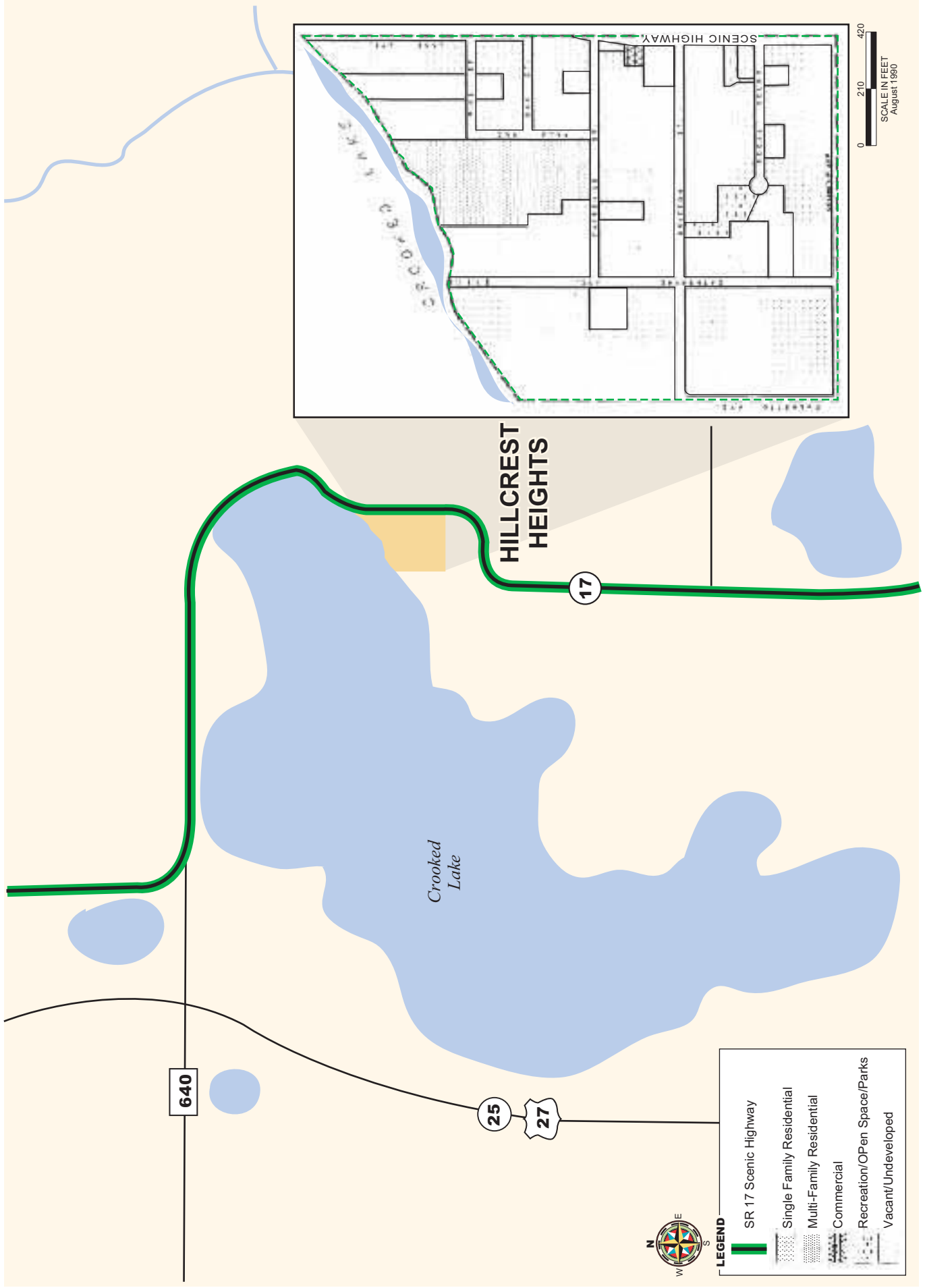


**LEGEND**

-  SR 17 Scenic Highway
- Frostproof Existing Zoning**
-  Agricultural
-  C-1-Commercial
-  I-1-Industrial
-  MH-1
-  Public
-  R-1A
-  R-1B
-  R-1C
-  R-1D
-  R-2

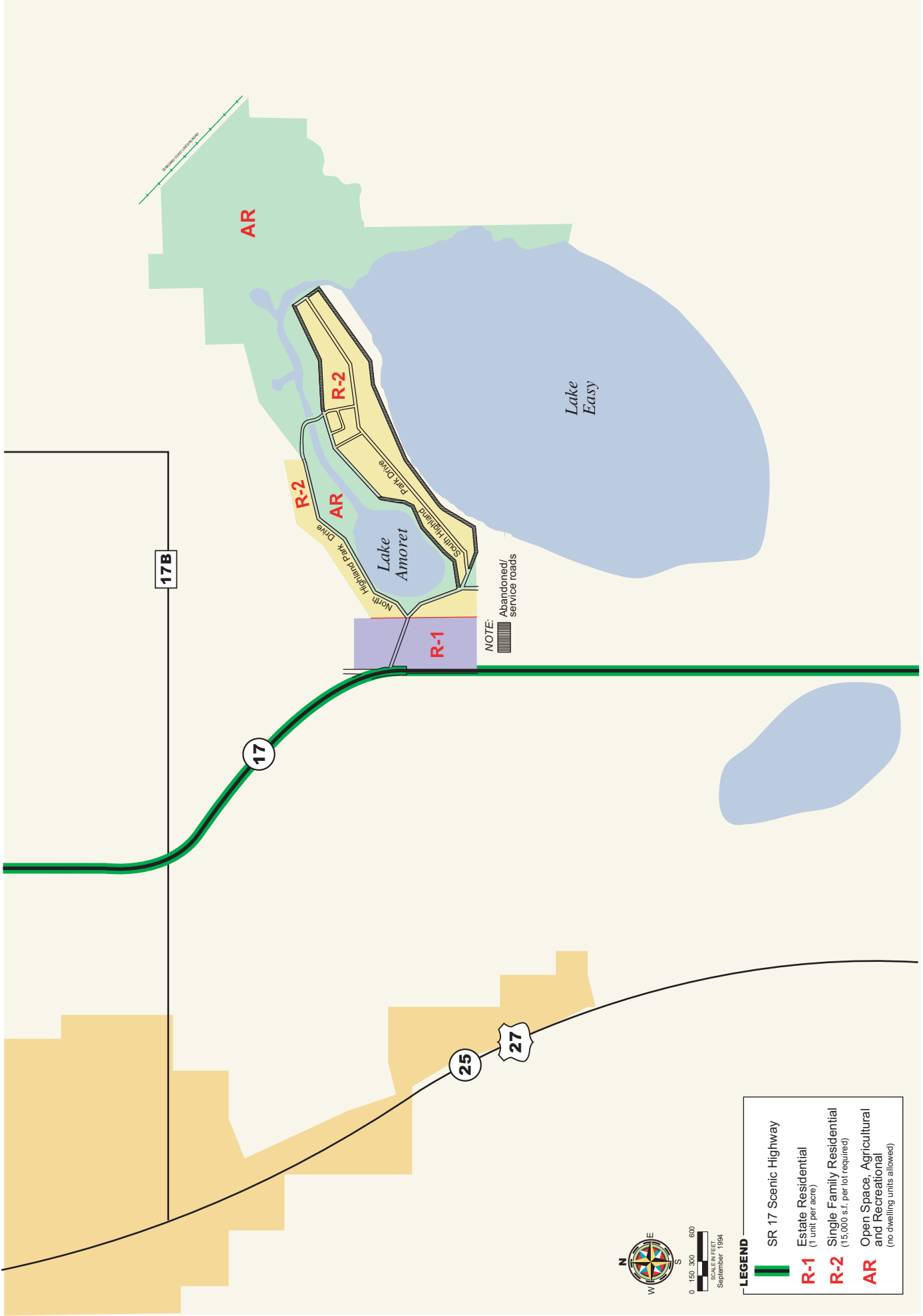
Source: City of Frostproof

**Figure 4**  
**City of Frostproof Existing Zoning**



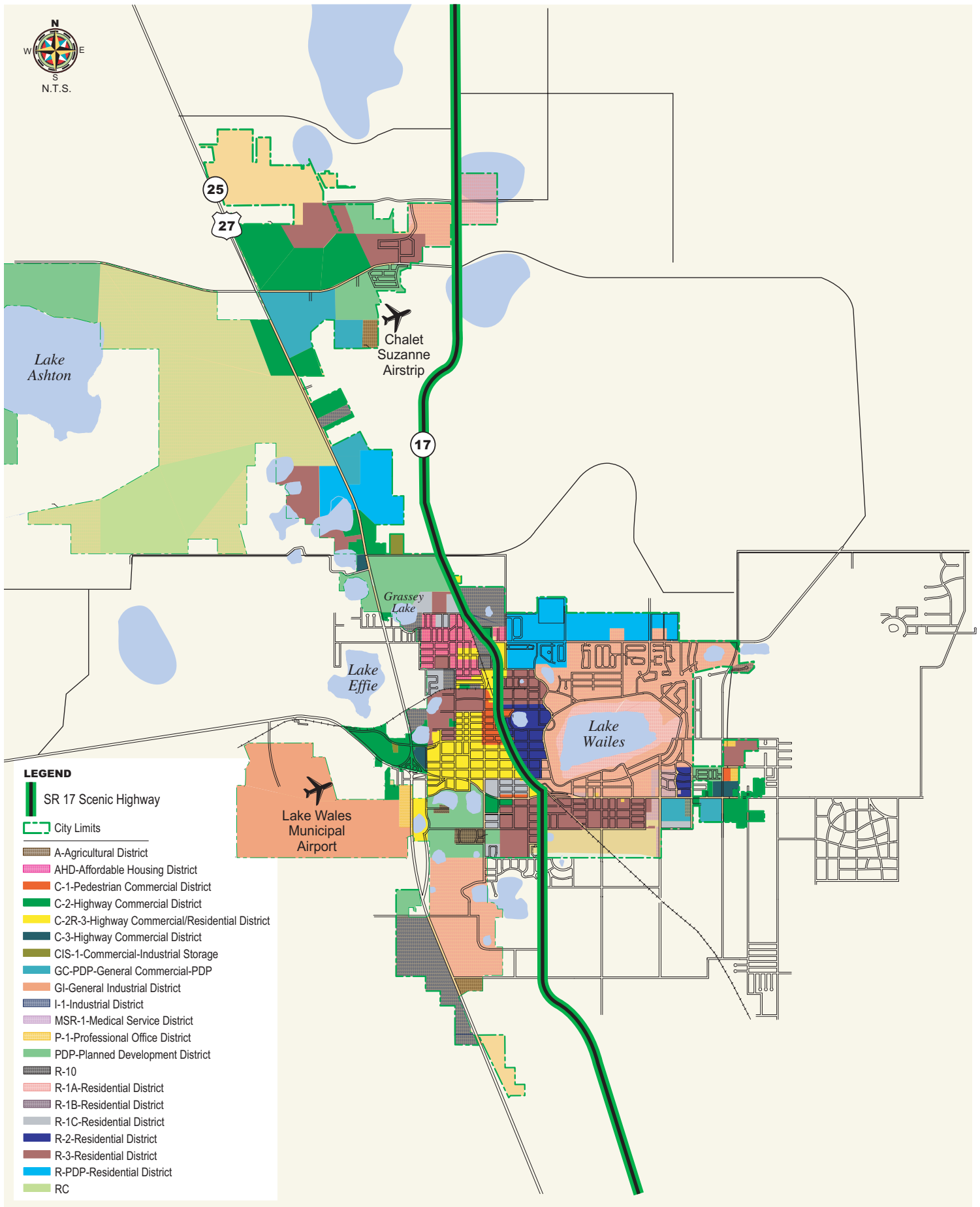
Source: Central Florida Regional Planning Council

**Figure 5**  
**Town of Hillcrest Heights Existing Land Use**



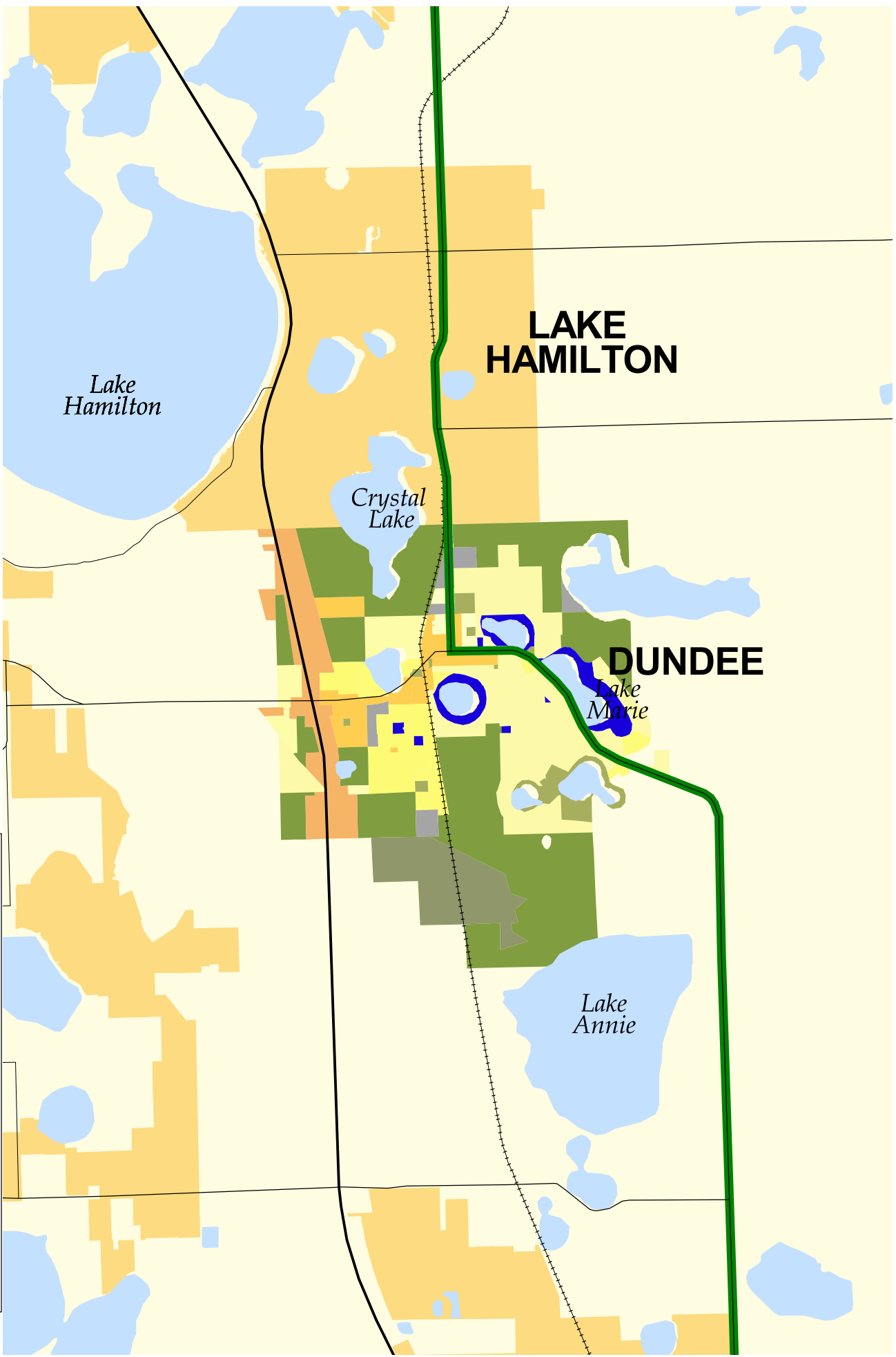
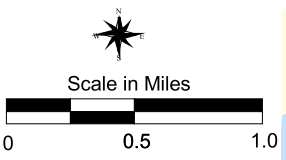
Source: Village of Highland Park

Figure 6  
Village of Highland Park Zoning Map



Source: City of Lake Wales

**Figure 7**  
**City of Lake Wales Zoning Map**

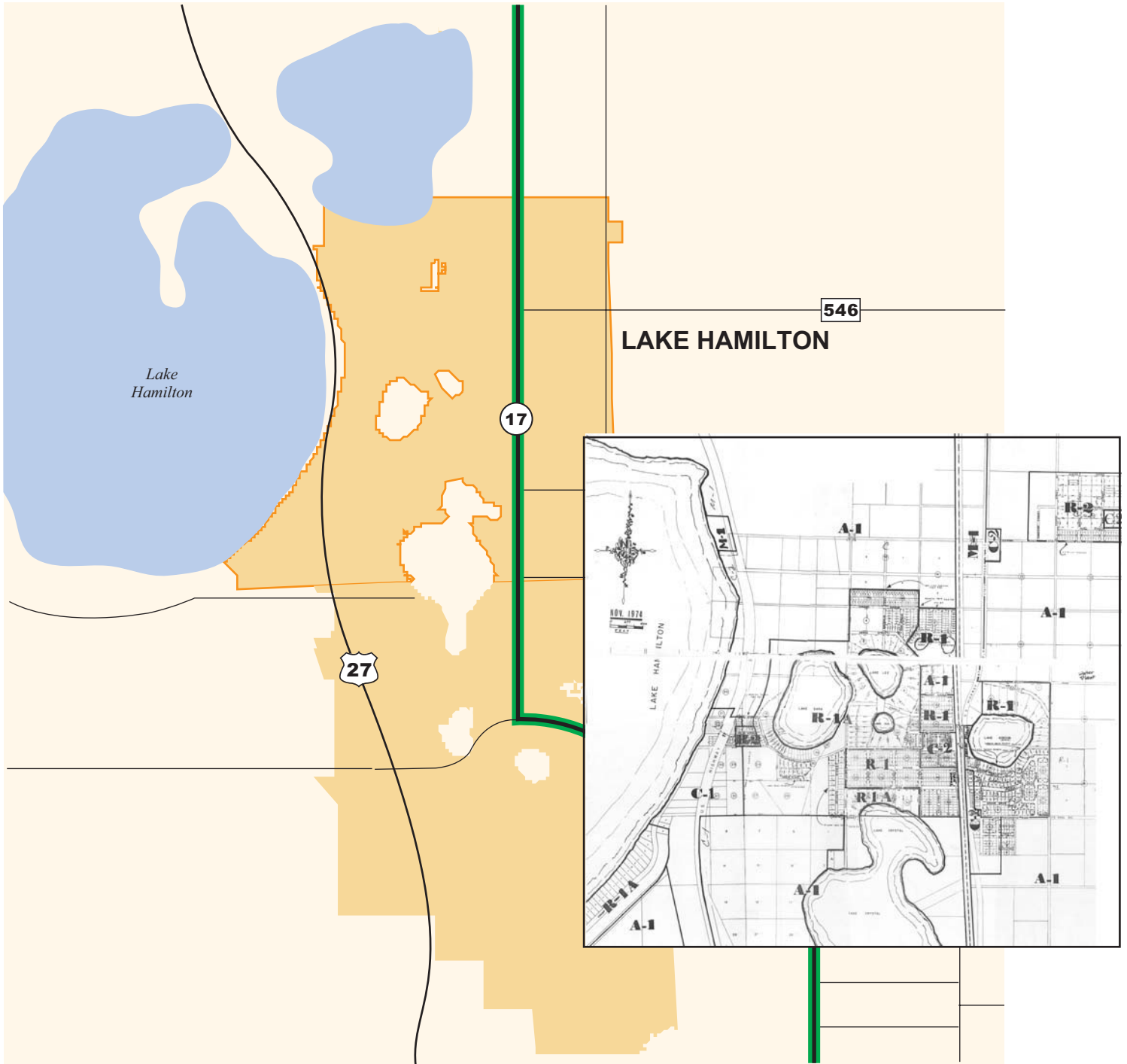


- LEGEND**
- Dundee
- Existing Land Uses
- AL - Limited Agricultural
  - CC - General Retail Commercial
  - CH - Highway Commercial
  - CON - Conservation Commercial
  - CS - Service Commercial
  - IL - Industrial
  - PI - Public Institutional
  - PR - Public Recreational
  - RMF - Multi-Family Residential
  - RMH1 - Mobile Home Subdivision
  - RMH2 - Mobile Home Park
  - RSF1 - Low-Density Single Family Residential
  - RSF2 - Moderate Density Single Family Residential
  - RTF - Two-Family Residential
- SR 17 Scenic Highway
- City Limits


Source: Central Florida Regional Planning Council

**Figure 8**  
**Dundee Existing Land Use Map**





**LEGEND**

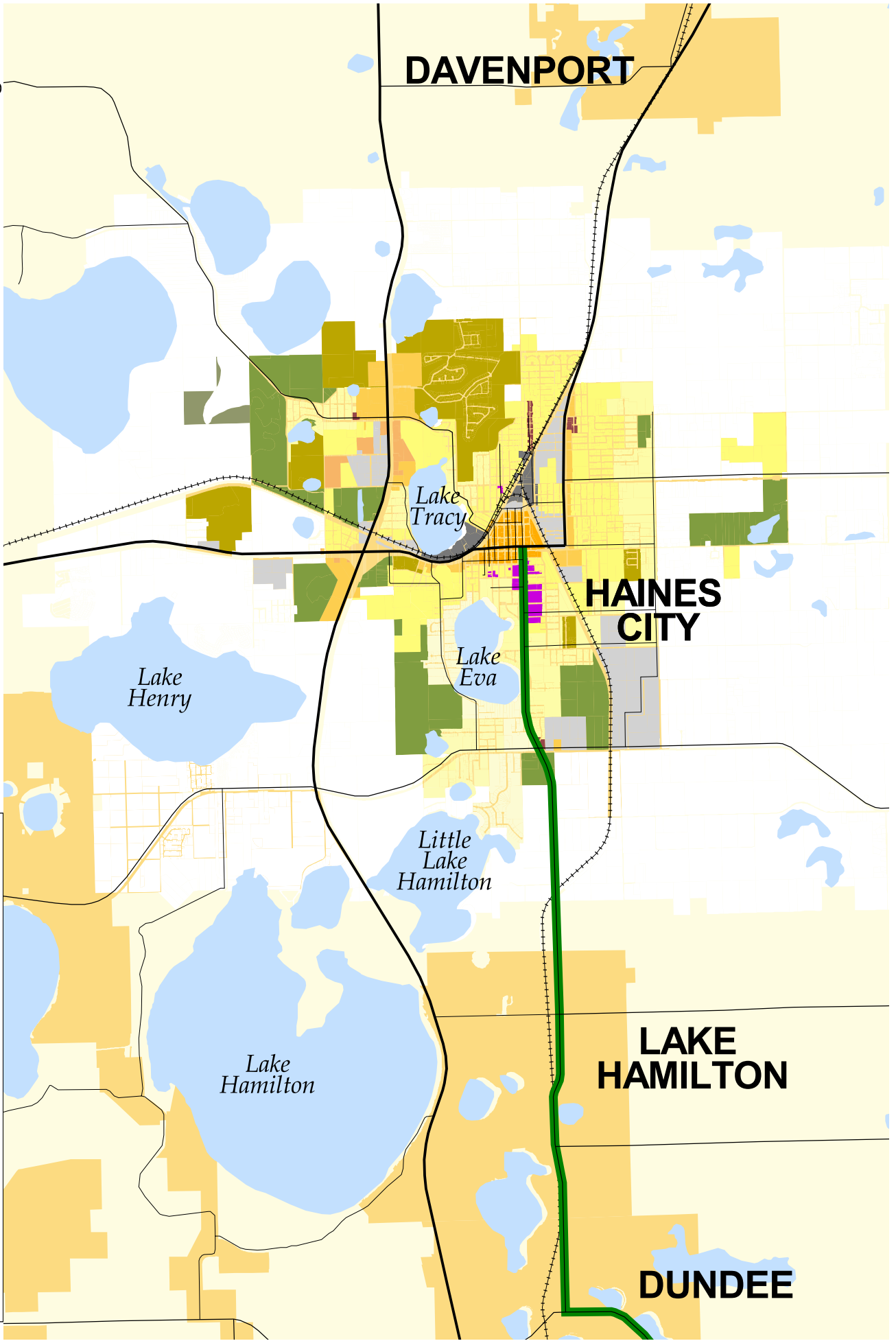
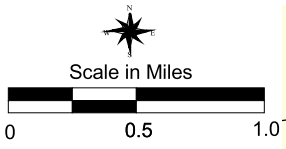
 SR 17 Scenic Highway

Town of Lake Hamilton Zoning

- A-1 Agricultural District
- R-1A Single Family Dwelling District
- R-1 Single Family Dwelling District
- R-2 Multi-Family Dwelling District
- C-1 Limited Commercial District
- C-2 Highway Commercial District
- M-1 Industrial District

Source: Town of Lake Hamilton

**Figure 9**  
**Town of Lake Hamilton Zoning Map**



- LEGEND**
- Haines City
- Existing Land Use
- AG - Agricultural
  - CBD - Central Business District
  - CG - Commercial, General
  - CH - Commercial, Highway
  - CNC - Commercial, Neighborhood Convenience
  - CON - Conservation/Wetlands
  - IH - Industrial, Heavy
  - ILW - Industria, Light Warehousing
  - NONE
  - PUD - Planned Unit Development
  - R-1 - Single Family Residential
  - R-1-A - Single Family Residential
  - R-1-AA - Single Family Residential
  - R-2 - Single Family Residential
  - R-3 - Multiple Family Residential
  - RIO - Residential, Institutional and Office
  - SR 17 Scenic Highway
  - City Limits

Sources: Haines City

**Figure 10**  
**City of Haines City Existing Land Use**