

ORDINANCE 2022-03

AN ORDINANCE OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 23, ZONING, LAND USE AND DEVELOPMENT REGULATIONS AMENDING TABLE 23-242 ESTABLISHMENT OF REVIEW FEES, AND SECTION 23-303 STREETS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED, by the City Commission of the City of Lake Wales,

SECTION 1:

Table 23-242 Establishment of review fees

TABLE 23-242

LAND USE APPLICATIONS—REQUIRED FEES

TYPE OF APPLICATION	REQUIRED FEES	
	REVIEW FEE	REIMBURSEMENT
23-212 Verification of Zoning Compliance		
a) For building permit	None	None
b) Alcoholic beverage license		
Package sales except grocery stores	\$100.00	
Bars, wine and beer	\$100.00	None
Restaurants, grocery stores	\$50.00	
Change of name, renewal	\$30.00	
c) Written zoning determination or administrative approval	\$30.00	None
23-213 Certificate of Use	None	None
23-214 Tree Removal Permit	\$11.00/tree Max. \$110.00 per application Single-family - exempt from fee	None

23-215 Land Alteration Permit, Review Fee	No fee for one- and two-family lots; \$110.00/acre or fraction up to 5 acres; for more than 5 acres, \$550.00 plus \$11.00/acre above 5 acres, except one or two-family driveway \$165.00	None <u>Extraordinary</u> <u>expenses</u> ***
23-216 Special Exception Use Permit Note: for fee for special permit for expansion of a non-conforming single- family house or duplex, see 23-372.3.a. on this table.	None (included in site plan fee)	<i>Public notice</i> ** <u>Extraordinary</u> <u>expenses</u> ***
23-217 Site Development Permit Review Fee and site construction inspections	2-½% of the cost of infrastructure, not including buildings. 50% of fee is due with application; remaining 50% at permit issuance	None <u>Extraordinary</u> <u>expenses</u> ***
23-218 Zoning Map Amendment	\$550.00	<i>Public Notice</i> ** <u>Extraordinary</u> <u>expenses</u> ***
23-219 Comprehensive Plan Amendment (CPA)	Small-scale (10 acres or under)— \$1,100.00 Large-scale (over 10 acres)— \$1,650.00	<i>Public Notice</i> ** <u>Extraordinary</u> <u>expenses</u> ***
23-220 Annexation (incl. CPA & zoning)	Small-scale (10 acres or under)— \$2,200.00 Large-scale (over 10 acres)— \$2,750.00	<i>Public Notice</i> ** <u>Extraordinary</u> <u>expenses</u> *** Cost of recording \$10.00/page
23-221 Vacation of Easement Vacation of Right-of-way, Reimbursement	\$275.00 \$275.00	\$100.00 <i>Public Notice</i> ** <u>Extraordinary</u> <u>expenses</u> ***
23-222 Site Plan	<i>Pre-application</i> <i>conference/conceptual plan</i> Under 10,000 sq. ft. land—\$30.00	None <u>Extraordinary</u> <u>expenses</u> ***

	<p>Over 10,000 sq. ft. land: \$110.00 for first 5 acres plus \$30.00/acre* over 5 acres</p> <p><i>Minor site plan (administrative approval)</i></p> <p>Under 10,000 sq. ft. land—\$165.00</p> <p>Over 10,000 sq. ft. land—\$330.00 + \$30.00/acre*</p> <p><i>Major site plan (planning board approval)</i></p> <p>Under 10,000 sq. ft. land—\$220.00</p> <p>\$550.00 plus \$30.00/acre*</p>	
Waiver of strict compliance only (per section 23-222.5) or review of application for temporary outdoor sale or event (per section 23-343)	\$50.00	
23-223 Subdivision Plat— Preliminary, Review Fee	<p><i>Pre-application conference/conceptual review:</i> \$110.00 for first 5 acres plus \$5.50/acre* over 5 acres</p> <p><i>Subdivision</i>—\$550.00 plus \$11.00 per acre above 10 acres</p> <p><i>Master plan</i>—\$110.00 plus \$5.50/acre</p>	<u>None Extraordinary expenses ***</u>
23-223 Subdivision Plat—Final	\$385.00	City surveyor's fee and recording fee
23-223 Vacation of Plat	\$825.00	<i>Public Notice**</i>
23-224 Planned Dev Project— Preliminary	<p><i>Pre-application conference/conceptual review:</i> \$110.00 for first 5 acres plus \$5.50/acre* over 5 acres</p> <p><i>Planned Development Project plan:</i> \$550.00 up to 10 acres plus \$11.00/acre for each acre above 10 acres</p> <p><i>Amendment, minor:</i> \$110.00 plus</p>	<p><i>Public Notice**</i></p> <p><u>Extraordinary expenses ***</u></p>

	\$5.50/acre <i>Master plan:</i> \$110.00 plus \$5.50/acre	
23-224 Planned Dev Project— Master Plan	\$100.00 plus \$5.00/acre* over 5 acres	<u>Extraordinary expenses ***</u>
23-224 Planned Dev Project— Final survey	None	None
23-225 Development of Regional Impact	Fees per F.S. § 380.06	None
23-227 Certificate of appropriateness	\$25.00 for estimated cost of work \$2,500.00 and under; 1% of estimated cost of work over \$2,500.00, maximum \$200.00. No fee for signs	<i>Public Notice</i> —\$75.00 (if public hearing required)
23-244 Appeals	\$220.00	<i>Public Notice**</i> <u>Extraordinary expenses ***</u>
23-302 Tree Replacement Fund	\$75.00/caliper inch	<u>Extraordinary expenses ***</u>
Extension of time on approval	Administrative approval—\$30.00 Planning Board approval—\$85.00 City Commission approval—\$165.00	
23-372.3.a. Special permit - expansion of non-conforming dwelling	\$50.00	<u>Extraordinary expenses ***</u>
23-545 and 23-526 Signs not requiring a building permit	\$32.00	None
Other fees:		
Xerox or FAX copies	\$0.15 one-sided; \$0.25 double-sided	None
Maps, including Future Land Use and Zoning	\$25.00 each	
Plans	\$20.00 per sheet	
Research	\$38.00 per hour; minimum 1 hour	

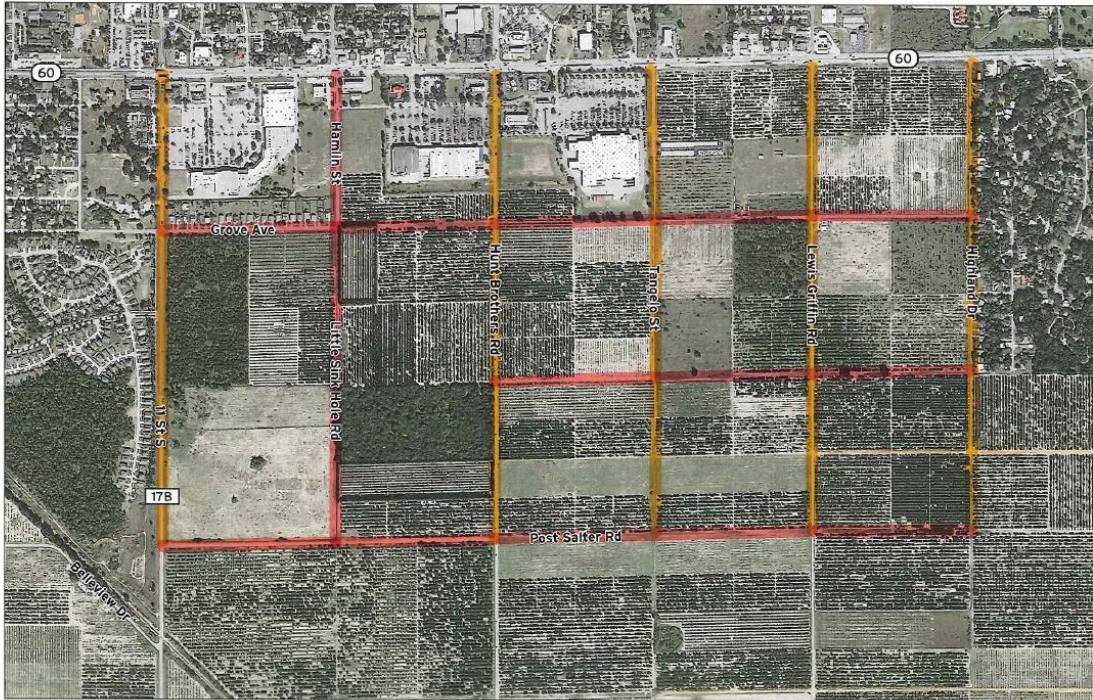
* Per acre fees apply to any fraction of an acre.




** Public notice cost reimbursement: The applicant is responsible for paying public notice costs at the time of application. The administrative official shall maintain a schedule of public notice costs for each type of application, based upon typical costs for newspaper advertising, abutters' notices and site signs as required under the provisions of this ordinance. The schedule shall be updated at least annually to reflect current costs incurred by the city for such notice.


*** EXTRAORDINARY EXPENSES. In addition to the fee schedule set forth above, the applicant shall also be responsible for the payment of any and all extraordinary expenses, which may be incurred by the City in analyzing or reviewing all or any part of an application. These expenses may include the City's retention of a third party consultant. These expenses will be billed at-cost, separately from and in addition to the development review fees set forth herein. The applicant will be advised of the necessity of such expenses prior to such expenses being incurred. The owner/developer and the Development Director, with the advice and consent of the City Manager, shall jointly approve in writing an estimated cost amount before these charges can be authorized. The cost for any such expenses shall be paid in advance to the City prior to incurring such expenses. Upon request of the owner/developer, the City Commission may review such expenses as to the necessity and amount.

Section 23-303 Streets

Section 23-303.15 State Road 60 / 11th Street Roadway Network Map




 Major Collector - 80' or 84' right-of-way
 Minor Collector - 60' or 66' right-of-way

 **Figure 1**
 SR 60 / 11th Street Area
 Roadway Network Map
 Lake Wales Multimodal
 Transportation Plan

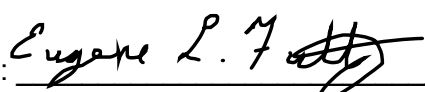
SECTION 2:

Severability: If any clause, section or provision of this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated.

SECTION 3:

Effective date: This ordinance shall become effective immediately upon its passage by the city commission.

CERTIFIED AS TO PASSAGE this 2nd day of February 2022.

By: 
 Mayor/Commissioner
 City of Lake Wales, Polk County, FL

ATTEST: _____

City Clerk