

ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 25-024

AN ORDINANCE RELATING TO IMPACT FEES; AMENDING ORDINANCE NO. 5536, AS AMENDED, THE “CITY OF LAKELAND CONSOLIDATED IMPACT FEE ORDINANCE”; MAKING FINDINGS; ADOPTING CERTAIN IMPACT FEE STUDIES; PROVIDING FOR THE ADOPTION AND IMPOSITION OF AMENDED CITY OF LAKELAND PARKS, RECREATION AND CULTURAL FACILITIES IMPACT FEES, CITY OF LAKELAND FIRE PROTECTION FACILITIES IMPACT FEES, AND CITY OF LAKELAND LAW ENFORCEMENT FACILITIES IMPACT FEES; ADOPTING AMENDED FEE SCHEDULES; FINDING CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Lakeland has retained the firm of Benesch to provide updated impact fee studies for the City’s existing impact fees for parks, recreation and cultural facilities, fire protection facilities and law enforcement facilities, and to establish the proportionate share of new development’s demand for such facilities; and

WHEREAS, Benesch has prepared and presented to the City Commission reports titled “City of Lakeland Parks, Recreation, and Cultural Facilities Impact Fee Update Study” dated April 25, 2025 (the “Parks, Recreation, and Cultural Facilities Impact Fee Study”), and City of Lakeland Fire Protection and Law Enforcement Impact Fee Update Study dated April 3, 2025 (the “Fire Protection and Law Enforcement Impact Fee Study”), hereinafter referred to collectively as the “Impact Fee Studies,” which establish the proportionate share of new development’s impacts on the City’s parks, recreation and cultural facilities, fire protection facilities

and law enforcement facilities, for which impact fees will be collected pursuant to this Ordinance; and

WHEREAS, the Impact Fee Studies have been presented to and reviewed by the City Commission, which has determined: (1) that impact fees are necessary to offset the costs to the City associated with meeting the demand for additional parks, recreation and cultural facilities, fire protection facilities and law enforcement facilities created by projected new development; (2) that the amount of the impact fees to be imposed by the City is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by new residential or commercial construction, and that the amount of the impact fees to be imposed by the City bears a reasonable relationship to the burden imposed upon the City to provide to new development the additional parks, recreation and cultural facilities, fire protection facilities and law enforcement facilities addressed in the Impact Fee Studies; (3) that the amount of the impact fees to be imposed by the City is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to new residential or nonresidential construction, and the expenditure of impact fees pursuant to the terms of this Ordinance will result in a beneficial use to such new development reasonably related to the impact fees; (4) that an essential and rational nexus exists between the projected new development and the need for additional parks, recreation and cultural facilities, fire protection facilities and law enforcement facilities to be funded via the impact fees; and (5) that the amount of the impact fees imposed pursuant to this Ordinance is proportional and reasonably

connected to the fair share of the additional parks, recreation and cultural facilities, fire protection facilities and law enforcement facilities needed to provide adequate service to new development; and,

WHEREAS, pursuant to § 163.31801, Fla. Statutes:

- (a) the Impact Fee Studies, and the impact fees recommended therein, are based on the most recent and localized data available within 4 years of the current impact fee update;
- (b) this Ordinance includes procedures for accounting and reporting of impact fee collections and expenditures in order to assure compliance with applicable legal standards;
- (c) this Ordinance provides for a separate accounting fund for the revenues and expenditures for which impact fees will be collected;
- (d) administrative fees charged pursuant to this Ordinance for the collection of impact fees are limited to actual costs to the City to administer collection of impact fees;
- (e) the City has provided notice at least ninety (90) days prior to the effective date of this Ordinance;
- (f) this Ordinance requires audits of the City's financial statements, to include an affidavit of the City's chief financial officer stating that the requirements of § 163.31801, Fla. Stat. have been complied with; and
- (g) this Ordinance otherwise complies with all requirements of § 163.31801, Fla. Statutes; and

WHEREAS, the impact fees assessed pursuant to this Ordinance are necessary to ensure the public health, safety, and welfare of the residents of the City of Lakeland;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are hereby adopted and incorporated herein by reference.

SECTION 2. Section 1.05B. of Ordinance 5536, as amended, is hereby amended to provide as follows:

SECTION 1.05. IMPACT FEE STUDIES

B. Adoption of Impact Fee Studies

The following Impact Fee Studies are adopted and incorporated by reference:

1. “City of Lakeland Parks, Recreation, and Cultural Facilities Impact Fee Update Study” dated April 25, 2025 (the “Parks, Recreation, and Cultural Facilities Impact Fee Study”).

2. City of Lakeland Fire Protection and Law Enforcement Impact Fee Update Study dated April 3, 2025 (the “Fire Protection and Law Enforcement Impact Fee Study”).

All references in this Ordinance to impact fee studies shall be construed as a reference to the most recently-adopted impact fee studies as provided in this Section 1.05B.

SECTION 3. Attachments 1, 2 and 3 of Ordinance 5536, as amended, are hereby replaced in their entirety by Attachment 1 - Fire Protection Impact Fee Rate Schedule,

Attachment 2 - Law Enforcement Impact Fee Rate Schedule, and Attachment 3 - Parks, Recreation, and Cultural Facilities Impact Fee Rate Schedule, attached hereto and incorporated herein by reference. The amended fees set forth on Attachment 1, Attachment 2 and Attachment 3 hereto are hereby adopted and incorporated herein by reference.

SECTION 4. Except as amended herein, Ordinance No. 5536, as amended, shall continue in full force and effect.

SECTION 5. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland.

SECTION 7. This Ordinance shall take effect on January 1, 2026.

PASSED AND CERTIFIED AS TO PASSAGE this 18th day of August, A.D. 2025.

H. WILLIAM MUTZ, MAYOR

ATTEST: _____
KELLY S. KOOS, CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT 1

Fire Protection Impact Fee Rate Schedule

Fire Protection								
Land Use	Unit	Current	Max IF	% Change	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Single Family (Detached)	du	\$398	\$526	32%	\$430	\$462	\$494	\$526
Multi-Family	du	\$281	\$406	44%	\$312	\$344	\$375	\$406
Mobile Home	du	\$200	\$292	46%	\$223	\$246	\$269	\$292
Hotel/Motel	room	\$214	\$321	50%	\$241	\$268	\$294	\$321
Congregate Care Facility	du	\$290	\$314	8%	\$302	\$314	\$314	\$314
Nursing Home/Assisted Living Facility (ALF)	bed	\$324	\$317	-2%	\$317	\$317	\$317	\$317
Industrial	1,000 sf	\$87	\$104	20%	\$96	\$104	\$104	\$104
Office	1,000 sf	\$253	\$302	19%	\$278	\$302	\$302	\$302
Retail/Commercial	1,000 sf gla	\$430	\$595	38%	\$471	\$513	\$554	\$595
Recreational	1,000 sf	\$513	\$544	6%	\$529	\$544	\$544	\$544
Institutional	1,000 sf	\$267	\$325	22%	\$296	\$325	\$325	\$325
Hospital	1,000 sf	\$368	\$405	10%	\$387	\$405	\$405	\$405
Funeral Home	1,000 sf	\$193	\$289	50%	\$217	\$241	\$265	\$289
Mini-Warehouse	1,000 sf	\$12	\$9	-25%	\$9	\$9	\$9	\$9

ATTACHMENT 2

Law Enforcement Impact Fee Rate Schedule

Law Enforcement								
Land Use	Unit	Current	Max IF	% Change	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Single Family (Detached)	du	\$580	\$609	5.0%	\$595	\$609	\$609	\$609
Multi-Family	du	\$409	\$474	15.9%	\$442	\$474	\$474	\$474
Mobile Home	du	\$292	\$338	15.8%	\$315	\$338	\$338	\$338
Congregate Care Facility	du	\$422	\$441	4.5%	\$432	\$441	\$441	\$441
Hotel/Motel	room	\$312	\$365	17.0%	\$339	\$365	\$365	\$365
Nursing Home/Assisted Living Facility	bed	\$473	\$369	-22.0%	\$369	\$369	\$369	\$369
Industrial	1,000 sf	\$127	\$121	-4.7%	\$121	\$121	\$121	\$121
Office	1,000 sf	\$369	\$351	-4.9%	\$351	\$351	\$351	\$351
Retail/Commercial	1,000 sf gla	\$627	\$692	10.4%	\$660	\$692	\$692	\$692
Recreational	1,000 sf	\$748	\$634	-15.2%	\$634	\$634	\$634	\$634
Institutional	1,000 sf	\$389	\$379	-2.6%	\$379	\$379	\$379	\$379
Hospital	1,000 sf	\$536	\$472	-11.9%	\$472	\$472	\$472	\$472
Funeral Home	1,000 sf	\$282	\$372	31.9%	\$305	\$327	\$350	\$372
Mini-Warehouse	1,000 sf	\$17	\$10	-41.2%	\$10	\$10	\$10	\$10

ATTACHMENT 3

Parks, Recreation, and Cultural Facilities Impact Fee Rate Schedule

Parks, Rec & Cultural Arts								
Land Use	Unit	Current	Max IF	% Change	1/1/2026	1/1/2027	1/1/2028	1/1/2029
Single Family	du	\$3,333	\$4,999	50.0%	\$3,750	\$4,166	\$4,583	\$4,999
Multi-Family	du	\$2,491	\$3,736	50.0%	\$2,802	\$3,114	\$3,425	\$3,736
Mobile Home	du	\$1,673	\$2,509	50.0%	\$1,882	\$2,091	\$2,300	\$2,509
Congregate Care Facility	du	\$1,752	\$2,628	50.0%	\$1,971	\$2,190	\$2,409	\$2,628