

GROW WITH US

TRADITIONAL NEIGHBORHOOD DEVELOPMENT INCENTIVES & IMPACT FEE MITIGATION

WE ENCOURAGE INFILL DEVELOPMENT AND
REDEVELOPMENT OF URBAN AREAS THROUGH
FLEXIBLE LAND USE REGULATIONS AND EFFICIENT
ADMINISTRATIVE REVIEW PROCESSES.

PROGRAM A

DEVELOPMENT WITHIN PRESERVATION AND
INFILL AREA/PLANNED GROWTH AREA

PROGRAM B

DEVELOPMENT WITHIN LIMITED GROWTH AREA



AREA MAPS



TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

A traditional neighborhood development (TND) is either a new or infill development that creates, or contributes to an existing, complete, walkable neighborhood consisting of a mix of uses including residential, commercial, and civic uses and a range of building types, such as single detached homes, cottage courts, townhomes, duplexes, row houses, live/work units, corner stores, main street buildings and the like, each fronting streets and public open spaces, all connected by a fine network of low-speed, tree-lined streets, alleys and shared-use paths.

THE GOAL OF THE PROGRAMS IS TO SUPPORT THE DEVELOPMENT OF NEW WALKABLE NEIGHBORHOODS WHILE PROTECTING THE NATURAL RESOURCES OF THE LAKE WALES RIDGE.

APPLICABLE TO CITY IMPACT FEES.

PROGRAM A 50%

TND DEVELOPMENT WITHIN PRESERVATION AND INFILL AREA/PLANNED GROWTH AREA

50% INCREASE IN UNDERLYING PERMITTED DENSITY OR INTENSITY

50% REDUCTION OF APPLICABLE IMPACT FEES

APPROVED ADMINISTRATIVELY

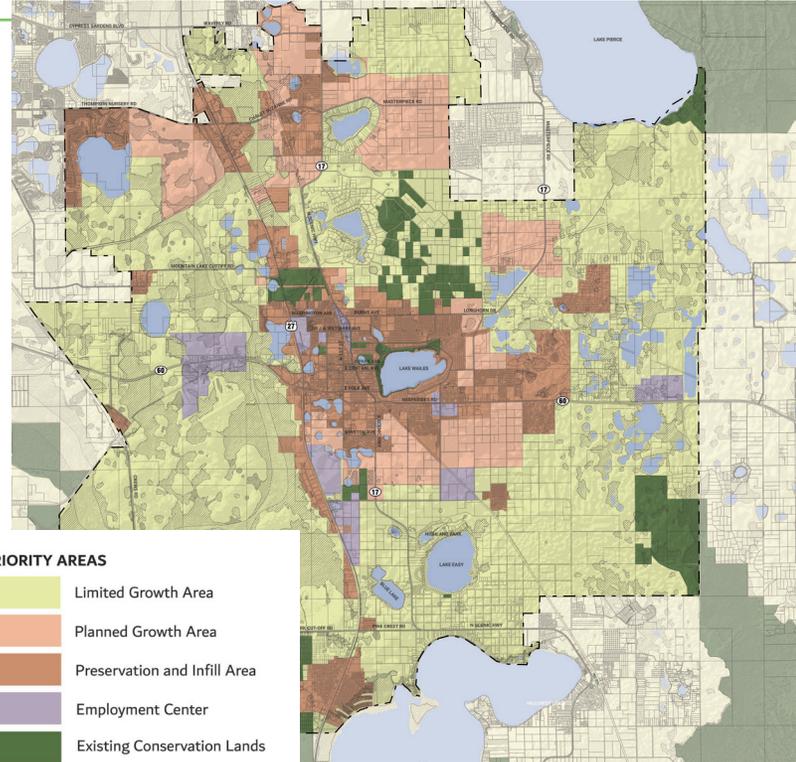
PROGRAM B 25%

TND DEVELOPMENT WITHIN LIMITED GROWTH AREA

25% INCREASE IN UNDERLYING PERMITTED DENSITY OR INTENSITY

25% REDUCTION OF APPLICABLE IMPACT FEES

APPROVED ADMINISTRATIVELY



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ORDINANCE