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## **Polk Commission OKs Impact Fee Waiver in Winter Haven Core**

By **JOHN CHAMBLISS**  
The Ledger

WINTER HAVEN — Polk County commissioners voted 4-1 this morning to lift impact fees for an area stretching from Florence Villa in the north to the Lake Lulu/Lake Shipp canal on the south.

Commissioner Jean Reed voted against the proposal, saying that the area was too large.

“To me, it’s not a core,” Reed said.

The area makes up 5.9 percent of Winter Haven.

Beginning with the new fiscal year Oct. 1, developers will save about \$2,700 per single-family home with the exemption from county and city impact fees for police, fire, library, parks and recreation, and transportation impact fees.

Impact fees are charged to new development to help pay for the additional infrastructure and services they require.

The savings for commercial developments will depend on square footage, which is used to calculate the impact fees, she said.

Both residential and commercial developments must still pay water and sewer impact fees.

The southern border follows the canal to Lake Lulu and runs along the northern shore to First Street South.

The eastern border follows First Street north to Cypress Gardens Boulevard, then generally follows Second Street Southeast north to the Central Avenue area where it jogs east to Lake Elbert and then turns back to Third Street Northeast. The border then runs around the western shore of Lake Martha and around Lake Martha Drive before turning north on Fairfax Street Northeast to Country Lane where it runs east to 11th Street Northeast before turning north to Ware Avenue.

The area has not seen much development over the years.

Since 2000, only 17 new residential units have been erected and only 26 new commercial projects have been completed.

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