

CITY OF LAKE WALES

PLANNING AND ZONING BOARD MEETING

City Commission Chambers

201 W. Central Ave., Lake Wales, FL 33853

January 27th at 5:30pm

1. Call To Order
2. Roll Call
3. Approval Of Minutes
 - 3.I. Special Board Meeting November 20, 2025

Documents:

[11.20.2025 DRAFT.PDF](#)

4. Communications And Petitions
5. New Business
6. Watermill Express – Special Exception Use Permit Approval For Outdoor Display And Sales – Public Hearing Required

Documents:

[PZ STAFF REPORT WATERMILL EXPRESS - SEUP.PDF](#)
[WATERMILL EXPRESS_PROJECT NARRATIVE.PDF](#)
[WATERMILL EXPRESS_SITE PLAN.PDF](#)

7. 242 Scenic Hwy S – Landscape Buffer Waiver Request And Amendment To A Special Exception Use Permit For An Automotive Sales & Repair Use – Public Hearing Required

Documents:

[PZ STAFF REPORT 242 SCENIC HWY S WAIVER 1.27.2026.PDF](#)
[242 NARRATIVE.PDF](#)
[242 SCENIC HWY DEC 9 2025 B.PDF](#)

8. Steeple Chase – Major Modification Of Approved Preliminary Subdivision Plat / Special Exception Use Permit For A Residential Planned Development Project (PDP) - Public Hearing Required

Documents:

[PZ STAFF REPORT STEEPLE CHASE PDP MAJOR MOD PLAN A PLAN B OPTIONS 1.27.2026_.PDF](#)
[STEEPLE CHASE SITE PLAN \(APPROVED\).PDF](#)
[STEEPLE CHASE CONCEPT PLAN A_COMBINED.PDF](#)
[STEEPLE CHASE CONCEPT PLAN B_COMBINED.PDF](#)

9. Iron Mountain – Major Modification Of Approved Preliminary Subdivision Plat / Special Exception Use Permit For A Residential Planned Development Project (PDP) - Public Hearing Required

Documents:

PZ STAFF REPORT IRON MOUNTAIN PDP MAJOR MOD PLAN A AND PLAN B
1.27.2026.PDF
IRON MOUNTAIN SITE PLAN (APPROVED).PDF
IRON MTN_CONCEPT PLAN A_COMBINED_OPTIMIZED.PDF
IRON MTN_CONCEPT PLAN B_COMBINED.PDF

This is a public meeting and the public is invited to attend. This agenda is subject to change. Please be advised that one (1) or more members of the City Commission and/or one (1) or more members of any of the City's Citizen Boards (Advisory, Authorities, and Regulatory Boards) may be in attendance and may participate in the discussions at the meeting. The Business Impact Estimate form for Ordinance 2024-01 and 2024-11 can be viewed at <https://www.lakewalesfl.gov/DocumentCenter/Index/433> or obtained from the city clerk's office.

Minutes of the Planning and Zoning Board meetings can be obtained via a public records request filed with the City Clerk's Office. The minutes are recorded but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the board secretary to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of the duplication and/or court reporter will be at the expense of the requesting party. Persons who wish to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.