

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.

**MINUTES
PLANNING AND ZONING BOARD SPECIAL
MEETING**

November 20, 2025 5:30PM

The City of Lake Wales Planning and Zoning Board held a special meeting on November 20, 2025 at 5:30 p.m. in the Commission Chambers at City Hall, 201 W. Central Ave. Lake Wales Florida.

ATTENDANCE

Planning Board Members (Shaded area indicates absence):

Chairperson Kyra Love	Vice Chair Bud Colburn	Roy Wilkinson	Casey McKibben	Eric Rio	Scott Blackburn	Mark Bennett
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City Staff:

Dept. of Planning and Development
Autumn Cochella – Growth Management Director Shannon Hancock- Recording Secretary

1. CALL TO ORDER –Ms. Love called the meeting to order at 5:30 p.m.
2. ROLL CALL – Mark Bennett was absent but a quorum was present. Secretary was informed of his absence prior to the meeting.
3. APPROVAL OF MINUTES
Meeting October 28, 2025
Mr. Rio made a motion to approve the minutes. Mr. Colburn seconded the motion. All voted in favor. The motion passed unanimously.
4. COMMUNICATIONS AND PETITIONS – Ms. Love opened up the floor to communications and petitions. Seeing no movement Ms. Love closed the communications and petitions public hearing.
5. NEW BUSINESS
6. **Grant Road Property – Request for Preliminary Subdivision Plat / Special Exception Use Permit for a Residential Planning Development Project (PDP) – Public Hearing Required**

PROJECT: Grant Road Property
APPLICANT: Sloan Engineering Group, authorized agent for owner
APPROVAL: Preliminary Subdivision Plat / Special Exception Use Permit
 For a Residential PDP
PUBLIC HEARING: Notice Requirements have been met

Ms. Cochella explained the location of the project and presented the staff report.

Steve Sloan with Sloan Engineering Group gave a brief description of the surrounding area and the project.

Ms. Cochella held a discussion with the board in regard to the waivers of strict compliance.

Ms. Love opened the public hearing and asked if anyone else would like to speak on this item.

John A. Smith, owns the property across the street to the proposed development, expressed his concern on the number of homes within the proposed development and the number of roads that already connect to Grant Road.

Cheryl Chudleigh, has lived on Martha Drive for 25 years, expressed that she does not want to see that many homes be built on the property that is located behind her home and has concerns on the increase of traffic.

Richard Spohn, resident of Lake Wales, stated his concern on how all this building is destroying the city. He further expressed his concerns on the infrastructure and roads.

Ms. Love asked if anyone else would like to speak on this item, they can come forward now. Seeing no movement, she closed the public hearing.

Discussion was held between the board and Ms. Cochella.

Mr. Sloan spoke about the current growth within Lake Wales. He compared the currently proposed project to an already approved project located across the street, Robins Walk. Mr. Sloan spoke about the infrastructure.

Mr. Sloan and board held a discussion.

Further discussion was held between the board and Ms. Cochella.

Roy Wilkinson, board member, spoke on the role and hard decisions that are incorporated with being a board member.

Bud Colburn, board member, continued discussion and spoke about the development around Lake Ashton.

Mr. Colburn recommended approval to city commission for the preliminary subdivision plat with the special exception use permit for the PDP with associated conditions of approval and verbally stated waivers of strict compliance.

No other board member seconded the motion. Motion does not carry.

Mr. Sloan stated that he would like to hear the board's recommendations but would like a vote on what is currently being presented.

Ms. Cochella explained the logistics of a motion moving forward.

Discussion was held between Ms. Cochella, the board and Mr. Sloan.

Mr. McKibben stated he does not recommend approval to City Commission for the preliminary subdivision plat with the special exception use permit for the planned development project with waivers of strict compliance because the board finds that the reduction of setbacks and lot size requirements are not justified.

Mr. Wilkinson seconded the motion.

Ms. Love asked for a roll call vote.

Chair Kyra Love Yes	Vice Chair Bud Colburn Yes	Roy Wilkinson Yes	Casey McKibben Yes	Eric Rio Yes	Scott Blackburn Yes	Mark Bennett
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The motion passed.

The applicant for the next projects requested to switch the order of the projects being presented. Ms. Love (Chairman) accepted the change.

Ms. Cochella addressed section 23-224 of the municipal code, focusing on the amendment process for an already approved Planned Development Project (PDP). She emphasized that the upcoming projects will be presented as recommendations to the City Commission, which will ultimately cast the final vote. Ms. Cochella elaborated on her rationale for this approach.

7. Steeple Chase – Major Modification of Approved Preliminary Subdivision Plat / Special Exception Use Permit for a Residential Planned Development Project (PDP)

PROJECT: Steeple Chase
APPLICANT: Dave Schmitt, P.E., authorized agent for owner
APPROVAL: Major Modification of Approved Preliminary Subdivision Plat / Special Exception Use Permit for a Residential PDP
PUBLIC HEARING: Notice Requirements have been met

Ms. Cochella explained the location of the project and presented the staff report. She went over the conditions of approval and staff recommendation.

The board held a discussion with Ms. Cochella.

Dave Schmitt with Dave Schmitt Engineering spoke about why the modification is being requested.

The board held a discussion with Mr. Schmitt.

David Waronker with CBD Real Estate and CBD Land Investors, spoke about the history of this project and the other projects he was involved in around Lake Wales. He talked about Lake Wales Envisioned. Mr. Waronker spoke about market reports completed for Lake Wales that he studied and his reasoning behind the proposed modification for this project.

The board held a discussion with Mr. Waronker.

Ms. Cochella explained the history of development within Lake Wales. She further explained the qualifications of a TND development.

Ms. Love opened the public hearing and asked if anyone else would like to speak on this item. Seeing no movement, she closed the public hearing and brought it back for board discussion and/or motion.

The board held a discussion with Ms. Cochella, Mr. Schmitt and Mr. Waronker.

Mr. Colburn moved to recommend approval to City Commission for the special exception use permit for the major modification of the PDP and preliminary subdivision plat with verbal waivers of strict compliance and conditions of approval due to the fact that city staff shows that the revised plan is consistent with city code section 23-443.

Mr. McKibben seconded the motion.

Ms. Love asked for a roll call vote.

Chair Kyra Love No	Vice Chair Bud Colburn Yes	Roy Wilkinson No	Casey McKibben Yes	Eric Rio No	Scott Blackburn No	Mark Bennett
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2 – yay and 4 – nay

The motion did not pass.

Board held a discussion.

Mr. Wilkinson made a motion to deny recommendation of approval to City Commission for the special exception use permit for a major modification for the planned development project and preliminary subdivision plat with waivers of strict compliance and conditions of approval because they have not met the reduction in setbacks and lot size requirements and justifiable way with no current mix of uses and/or variety of housing options that meet or exceed the intent of the city’s land development regulations to provide thriving neighborhoods.

Mr. Rio seconded the motion.

Ms. Love asked for a roll call vote.

Chair Kyra Love Yes	Vice Chair Bud Colburn No	Roy Wilkinson Yes	Casey McKibben No	Eric Rio Yes	Scott Blackburn Yes	Mark Bennett
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4 – yay and 2 – nay

The motion passed.

8. Iron Mountain – Major Modification of Approved Preliminary Subdivision Plat / Special Exception Use Permit for a Residential Planned Development Project (PDP)

PROJECT: Iron Mountain
APPLICANT: Dave Schmitt, P.E., authorized agent for owner
APPROVAL: Major Modification of Approved Preliminary Subdivision Plat / Special Exception Use Permit for a Residential PDP
PUBLIC HEARING: Notice Requirements have been met

Ms. Cochella explained the background and location of the project. She also presented the staff report.

Ms. Cochella and the board held a discussion.

David Waronker with CBD Real Estate and CBD Land Investors, spoke about the history of this project and the reasoning behind the modification request.

Ms. Cochella held a discussion with Mr. Waronker.

Dave Schmitt with Dave Schmitt Engineering spoke about the project.

John McVay, the planner on site, spoke about the proposed project.

The board held a discussion with Ms. Cochella, Mr. Schmitt, Mr. Waronker and Mr. McVay.

Ms. Love opened the public hearing and asked if anyone else would like to speak on this item, they can come forward now.

Richard Spohn, resident of Lake Wales, expressed his concerns on the amount of entrances and exits that are leading to Burns Avenue.

Ms. Love asked if anyone else would like to speak on this matter, seeing no movement, she closed the public hearing and brought it back for board discussion.

The board held a discussion.

Mr. Wilkinson made a motion to continue this project until a time that the developer can come back with something that has more of mix of uses and/or variety of housing options that meet or exceed the intent of the city's land development regulations to provide thriving neighborhoods.

Mr. Colburn seconded the motion.

Ms. Love asked for a roll call vote.

Chair Kyra Love Yes	Vice Chair Bud Colburn Yes	Roy Wilkinson Yes	Casey McKibben Yes	Eric Rio Yes	Scott Blackburn Yes	Mark Bennett
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The motion passed.

Ms. Cochella explained the next steps.

The meeting adjourned at 7:53 PM

Attest: Recording Secretary

Chairperson

MEMORANDUM

DATE: January 27, 2026

TO: Planning and Zoning Board

FROM: Shannon Hancock, Development Coordinator

SUBJECT: Special Exception Use Permit for Outdoor Display and Sales as an accessory use
Address: 600 Hwy 60 W
PID: 273003-000000-014100
PUBLIC HEARING – Requirements have been met.

SYNOPSIS: *Michelle Kucaba, Permitting Coordinator with Watermill Express and authorized agent, is requesting approval of a Special Exception Use Permit to allow for outdoor display and sales as an accessory use in the C-3 zoning district.*



Location Map

RECOMMENDATION

Staff recommends approval of a Special Exception Use Permit for outdoor display and sales, with conditions of approval, finding that the proposed accessory structure will not have a negative impact on existing surrounding area.

BACKGROUND

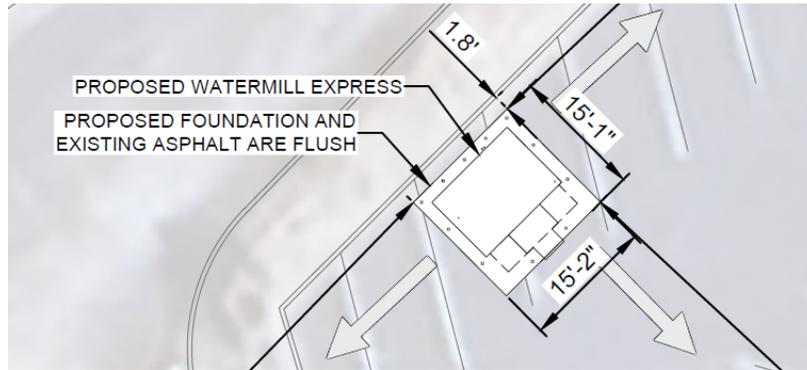
The Watermill Express is a drive-up, self-service kiosk providing purified drinking water and ice. The subject property is located in the Lake Wales Plaza, north of State Road 60 and south of Central Avenue. The accessory structure is proposed to be located in the southeast side of the plaza parking lot. The property has a land use designation of CAC Community Activity Center and a zoning designation of C-3 Highway Commercial.



Proposed location

Proposed Site Plan

The vending station is a 106-sf pre-manufactured, stand-alone, unmanned unit that will sit on a new 15x15 surface level pad located within two leased parking spaces. The unit will come to the site already inspected and approved by the State.



Roadways and Access:

The site is located on private property with access from Highway 27 W and Central Avenue W.

Parking Analysis:

PARKING ANALYSIS		
	REQUIRED	PROVIDED
LOT AREA (S.F.)		639,461 S.F. (14.68 ACRES)
TOTAL BUILDING AREA (S.F.)		103,815 S.F.
RETAIL / GENERAL COMMERCIAL (1 SPACE / 300 S.F.)		
FLORIDA LABOR SOLUTION (1,200 SF)	4 SPACES	
WILLIAM JAVIER GUADALUPE ADORNO (1,200 SF)	4 SPACES	
EVA MCKENZIE & SUE PERDUE HAIR SALON (1,300 SF)	5 SPACES	
AVAILABLE (1,200 SF)	4 SPACES	
FLORIDA DEPARTMENT OF CORRECTION (4,375 SF)	15 SPACES	
AVAILABLE (3,956 SF)	14 SPACES	
AVAILABLE (5,269 SF)	18 SPACES	
AVAILABLE (3,000 SF)	10 SPACES	
AVAILABLE (1,000 SF)	4 SPACES	
AVAILABLE (2,100 SF)	7 SPACES	
SAV-A-LOT (15,384 SF)	52 SPACES	
TAX COLLECTOR OF POLK COUNTY (13,380 SF)	45 SPACES	
AVAILABLE (1,874 SF)	7 SPACES	
LOGICAL INSURANCE CONSULTANTS (1,545 SF)	6 SPACES	
UNIVISTA INSURANCE (1,597 SF)	6 SPACES	
MEDICAL HOME ALLIANCE (4,091 SF)	14 SPACES	
KINGDOM CITY OUTREACH MINISTRIES (29,646 SF)	99 SPACES	
AVAILABLE (1,545 SF)	6 SPACES	
DEPARTMENT OF CHILDREN & FAMILIES (7,147 SF)	24 SPACES	
EL RANCHITO MEXICAN RESTAURANT (3,006 SF)	11 SPACES	
TOTAL PARKING SPACES	346 SPACES	380 SPACES
ACCESSIBLE PARKING	8 SPACES	10 SPACES
TOTAL EXISTING PARKING SPACES	354 SPACES	390 SPACES
TOTAL PROPOSED PARKING SPACES		388 SPACES

Staff Findings

1. The proposed accessory structure will not have a negative impact on the existing surrounding area including site circulation and parking.

Staff recommends the following Conditions of Approval:

1. An application for a Business Tax Receipt shall be reviewed and approved prior to issuance of a Certificate of Use.

OTHER OPTIONS

Deny the request for approval of a Special Exception Use Permit for Outdoor Display and Sales as an accessory use stating a finding affect.

FISCAL IMPACT

Approval of the Special Exception Use Permit would allow for the redevelopment of access parking, utilizing existing impervious surfaces.

ATTACHMENTS

Project Narrative
Site Plan

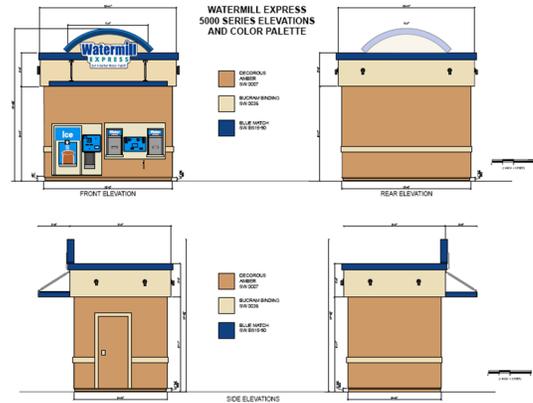
PROJECT NARRATIVE



PID 174069 - LAKE WALES, FL

600 HWY 60 W., LAKE WALES, FL 33853

Our new vending station is a 106sf pre-manufactured, stand-alone, unmanned unit that will sit on a new 15x15 surface-level pad located in 2 leased parking spaces. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections.



Thank you,
Michelle Kucaba
Watermill Express, LLC / Permitting Coordinator
407-219-1544
Michelle.Kucaba@Watermillexpress.com



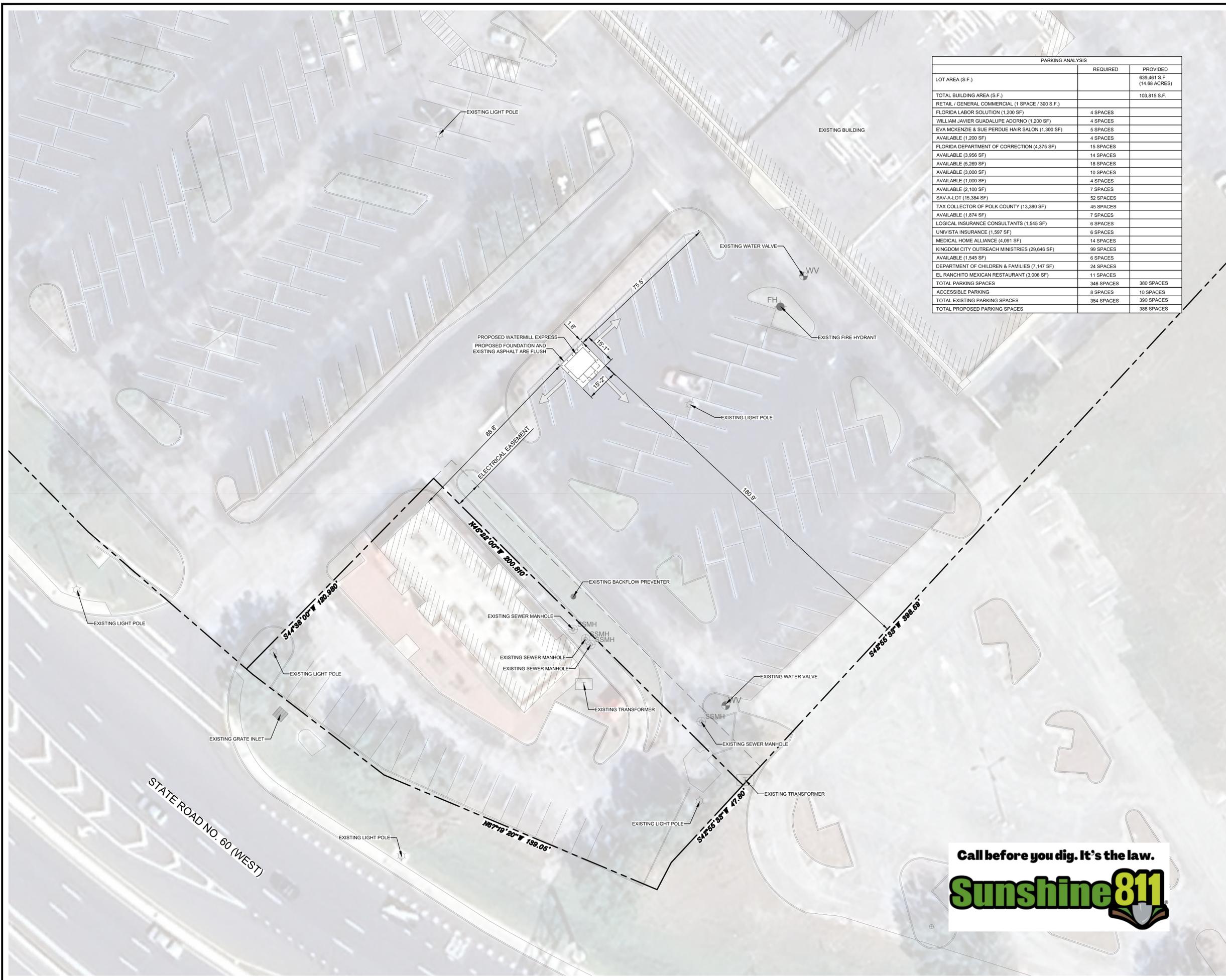
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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING LIGHT POLE
- EXISTING GRATE INLET
- EXISTING BACKFLOW PREVENTER
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT
- SURFACE FLOW DIRECTION

NOTES

- CONSTRUCTION WILL BE IN ACCORDANCE WITH STANDARD CITY DETAILS AS SHOWN IN THE CITY OF LAKE WALES DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
- THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS. REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL WATER AND SEWER SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
- UTILITY LOCATION BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY SIZE, LOCATION AND INVERT OF EXISTING UTILITIES ON SITE AND PROVIDE APPROVAL SKETCH FOR THE CONNECTION OF PROPOSED UTILITIES BEFORE COMMENCING CONSTRUCTION.



THIS IS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL GROSELLE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	REVISION

WATERMILL EXPRESS
 620 SR60
 CITY OF LAKE WALES
 POLK COUNTY, FLORIDA

SITE PLAN

MODERN ENGINEERING SOLUTIONS
 966 DOGWOOD DRIVE
 GOLDEN, CO 80401
 PHONE: (214) 833-6748



DESIGNED:	DATE	PROJECT #	SHEET
TL	OCTOBER 2025	174069	C2.0
DRAWN:	MG		
REVIEWER:			

WATERMILL EXPRESS

MEMORANDUM

DATE: January 27, 2026

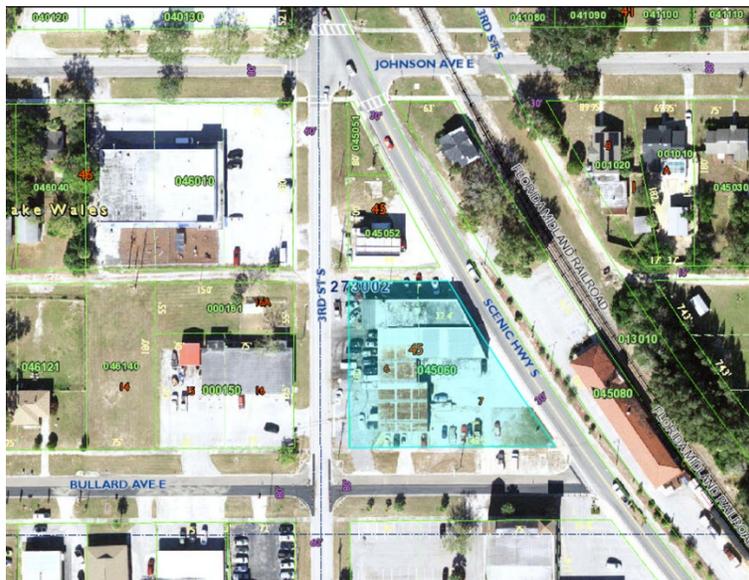
TO: Planning and Zoning Board

FROM: Autumn Cochella, AICP, FRA-RA, Growth Management

SUBJECT: Landscape Buffer Waiver Request and Amendment to a Special Exception Use Permit for an Automotive Sales & Repair Use
Address: 242 Scenic Hwy S.
PID: 273001-883000-045060

PUBLIC HEARING – Requirements have been met

SYNOPSIS: *HAB Holdings LLC, owner, is requesting approval of the Planning and Zoning Board to waive the planting requirements within a landscape buffer along Scenic Highway, amending the Conditions of Approval of a Special Exception Use Permit to allow automobile sales.*



Location Map

RECOMMENDATION

Staff recommends denial of the landscape buffer waiver request, finding the following:

1. The requested waiver violates Condition of Approval 2 of the Special Exception Use Permit approved by the Planning and Zoning Board on March 26, 2024, which

states: *Landscape buffering shall include a hedge that will become six (6) feet high at maturity to screen the vehicular sales. The hedge must be a minimum of two (2) feet and fifty (50) percent view blockage at time of planting, and must reach mature height within two (2) years.*

2. After an onsite inspection of the planting area and soil in October of 2025, the City's Horticulturist found that the buffer area and soil are sufficient to support tree and vegetation growth with adequate care.
3. The Ridge Scenic Highway Corridor is intended to enhance and preserve the scenic vistas of natural features and history to promote and preserve local culture, tourism, and attractions. Development along the corridor is encouraged to provide landscaping that enhances the characteristic of Scenic Highway.

BACKGROUND

The property is located east of 3rd Street South, north of Bullard Avenue, and west of Scenic Highway South. In March of 2024, the Planning and Zoning Board approved a Special Exception Use Permit for automotive sales, with conditions of approval.



Google Street View of 242 Scenic Highway South from May of 2023

Mr. Kebabjian was issued a Notice of Violation from City Code Compliance due to the failing landscape buffer plantings in June of 2025. In September of 2025, Mr. Kebabjian informed Code Compliance of his intentions to seek a waiver from the requirement to re-plant within the buffer. In October of 2025, Planning Staff informed Mr. Kebabjian of the City Horticulturist's findings, that vehicle tire tracks were observed within the grass areas which may have impacted the irrigation or plantings, and that Planning Staff would not support request to waive the buffer requirements. Mr. Kebabjian responded via email, restating that he would like to request the waiver.



Dead buffer tree/no hedge



Dead buffer tree/no hedge

Staff Findings

1. The requested waiver violates Condition of Approval 2 of the Special Exception Use Permit approved by the Planning and Zoning Board on March 26, 2024, which states: *Landscape buffering shall include a hedge that will become six (6) feet high at maturity to screen the vehicular sales. The hedge must be a minimum of two (2) feet and fifty (50) percent view blockage at time of planting, and must reach mature height within two (2) years.*
2. After an onsite inspection of the planting area and soil in October of 2024, the City’s Horticulturist found that the buffer area and soil are sufficient to support tree and vegetation growth with adequate care.
3. The Ridge Scenic Highway Corridor is intended to enhance and preserve the scenic vistas of natural features and history to promote and preserve local culture, tourism, and attractions. Development along the corridor is encouraged to provide landscaping that enhances the characteristic of Scenic Highway.

Conditions of Approval approved in March of 2024:

4. Storage of derelict vehicles or vehicles stored and displayed for sale exceeding the location or amount on the approved site plan will result in code compliance violation.
5. **Landscape buffering shall include a hedge that will become six (6) feet high at maturity to screen the vehicular sales. The hedge must be a minimum of two (2) feet and fifty (50) percent view blockage at time of planting, and must reach mature height within two (2) years.**
6. **Three (3) additional canopy trees shall be planted on site or planted at 200 Scenic Highway South, or a fee in lieu of planting required trees shall be paid into the tree replacement fund prior to issuance of a Certificate of Use and Business Tax Receipt.**
7. Irrigation for plantings shall be installed and inspected by the Zoning inspector prior to issuance of a Certificate of Use and Business Tax Receipt.
8. A separate building permit for signage shall be submitted, meeting Section 23-545.
9. The dumpster shall be screened from view per Section 23-542, and an inspection must be passed.
10. FDOT access permit and SWFWMD permit or determination letter shall be submitted to staff prior to issuance of the Certificate of Use and Business Tax Receipt.
11. A Certificate of Use and Business Tax Receipt will not be issued until all conditions have been met, and a final site inspection is completed and approved by the Zoning Inspector.

CODE REFERENCES AND REVIEW CRITERIA

- Sec. 23-306 Off-Street Parking and Vehicular Access

➤ Sec. 23-307 Landscaping Requirements

ATTACHMENTS

Waiver Request Narrative

Site Plan (with waiver request for trees and hedges notated)

Hab Holdings LLC

721 tenth ave
Toms river, NJ 08757

November 3rd 2025

City of Lake Wales

201 Central Avenue West
Lake Wales, Florida 33853

Ref: waiver

Narrative

legal Description :LAKE WALES PB 1 PG 88A 88B S1&2 T30 R27 BLK 22 LOT 7

Zoning: C2

On or about March 26th 2024 I received an approval letter with contingencies for a special exception use permit for auto sales and auto repair.

Every contingency was met and a certificate of occupancy was approved.

Approximately 9 months later the trees and hedges died. I received a complaint about the trees from code enforcement about the trees and hedges had lost their leaves and died.

I hired a contractor to remove the dead trees and hedges

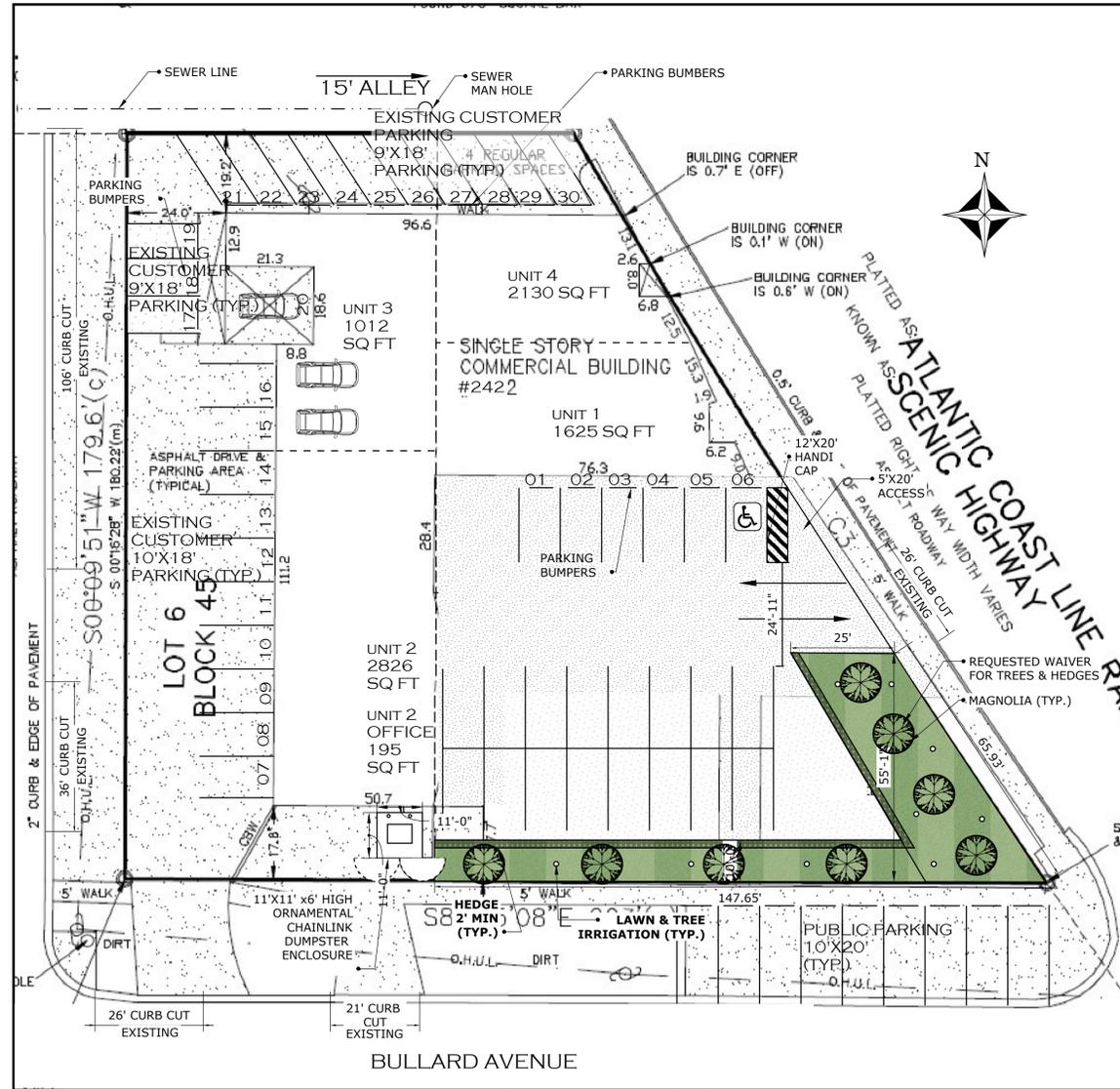
This has become a financial disaster as I just lost thousand of dollars.

I can't take the risk of planting new trees and hedges as they have a great chance of dying again. This has been become a financial burden.

I respectfully ask for a permanent waiver for both trees and hedges.

Sincerely,

Harout (Henry) Kebabjian
201 675 7707

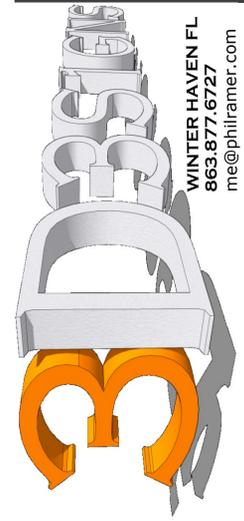


1 PROPOSED SITE PLAN
SCALE :: 1" = 20' - 0"

SITE DATA TABLE	
ACREAGE	.68
IMPERVIOUS EXISTING %	83%
PROPOSED IMPERVIOUS %	91%

PARKING PER TABLE 23-306B		
	REQUIRED	PROPOSED
TOTAL PARKING	29	30
AUTO DISPLAY	0	16

LEGAL DESCRIPTION
27-30-01-883000-045060
LAKE WALES PB 1 PGS 88A 88B BLK 45 LOTS 6 & 7 S1&2 T30 R27



WINTER HAVEN FL
863.877.6727
me@philramer.com

CONSULTANT:
EBD ENGINEERING & DESIGN
FIRM
PHONE: (863) 875-5602
1552 6TH STREET S.E. WINTER
HAVEN FL 32680
FL 32680 KENT BICE

CONTRACTOR:
MARKET HARBOR
CONSTRUCTION
MONTY PALMA 863-528-9429
MONTYPALMA@GMAIL.COM

OWNER:
HAB HOLDINGS LLC
242 SOUTH SCENIC HIGHWAY
LAKE WALES FL 33853
201-675-7707

242 SOUTH SCENIC

DRAWN BY: PHIL RAMER
CHECKED BY: PHIL RAMER
DOCUMENT DATE: DECEMBER, 9, 2025
JOB#:



MEMORANDUM

DATE: January 27, 2026

TO: Planning and Zoning Board

FROM: Autumn Cochella, AICP, FRA-RA, Growth Management

SUBJECT: Steeple Chase: Amendment of Approved Preliminary Subdivision Plat / Special Exception Use Permit for a Residential Planned Development Project (PDP)
PID: 273012000000033020, 273012000000034000,
273012000000041010, 273012000000041030, 273012000000014010,
273012000000023030, 273012000000023010
PUBLIC HEARING – Requirements have been met.

SYNOPSIS: *David Waronker, owner of CBD Land Investors, LLC, is requesting a recommendation of approval to City Commission, pursuant to Sec. 23-224.7.c., to amend the approved Steeple Chase Plan, a 318-unit Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 97.86 acres of land north of Belleview Drive and east of Scenic Highway South.*

The request is accompanied by two plan options: Plan A, which includes single-family detached homes only and a Waiver from the mix of housing types; or Plan B, made up of single-family detached and duplex unit options, and a Waiver from the alleyway requirement for the duplex lots.

RECOMMENDATION

Staff supports a recommendation of approval to City Commission for the major modification of the **Special Exception Use Permit for a Planned Development Project (PDP)** and **Preliminary Subdivision Plat for Plan Option B, with waivers of strict compliance and conditions of approval**, finding the following:

- 1.) The amended plan is generally consistent with Section 23-443 Residential PDP Guidelines.
- 2.) Including a mix of housing options within Plan Option B reflects the motion of the Planning and Zoning Board in November of 2025 to deny the proposed amended plan, finding that the waivers requested were not justified due to the lack of a mix of uses and/or variety of housing options.

CODE REFERENCE

Sec. 23-224.7 *Amendment of approved plan*

Amendment of approved plan. The process for review and approval of amendments to approved PDP plans depends upon the extent of the changes proposed, as set forth below:

- a. Administrative. Amendments meeting the criteria below are reviewed and approved by the administrative official; however, the administrative official may refer the application to the planning board and city commission if there are issues deemed to warrant such review.*

Criteria for administrative amendments:

- Changes in layout involve less than 20 percent of the area of the development; and*
- Any increase in number of units or non-residential square footage is less than one percent and the change does not cause violation of density or intensity standards; and*
- No waivers of development standards are requested requiring planning board or city commission action; and*
- No conditions of approval are violated with the exception of those obviated by the proposed amendment.*

- b. Planning board. Amendments meeting the criteria below are reviewed and approved by the planning board; however, the board may refer the application to the city commission if there are issues deemed to warrant such review.*

Criteria for planning board amendments:

- Any waivers requested are those within the powers of the planning board to grant per the site plan review process; and*
- Any increase in number of units or non-residential square footage is less than five percent and the change does not cause violation of density or intensity standards; and*
- Any changes requested in conditions of approval pertain to matters in the board's purview under the site plan review process (section 23-222) and do not require city commission approval.*

- c. City commission. Amendments not meeting the criteria for administrative or planning board approval must be reviewed and approved as for a new planned development project. These include amendments that:*

- Entail major changes as determined by the administrative official or planning board in terms of the magnitude of the change in regard to affected area, density or intensity of the development, or*
- Change the approved housing type (e.g. single-family to multi-family); or*
- Significantly change the configuration of lots, buildings, roadways, common areas, parking areas or other major features; or*

- Have a significant impact upon the quality of the development with reference to the design guidelines for PDPs in this chapter; or*
- Violate conditions of approval; or*
- Deviate significantly from representations by the developer pertaining to the character and quality of the development.*

BACKGROUND INFORMATION

The subject properties, comprising of approximately 97 acres of vacant grove, are located south of Highway 60 E and the CSX railroad, east of McLaughlin Middle School, and adjacent to the existing County subdivision known as Ridge Manor. The project is situated within existing neighborhoods and approved subdivisions to the south, including Belle Lago, Belleview Subdivision, and Grove at Orchard Hills.

The properties are within the corporate City Limits of Lake Wales. The current land use designations are LDR Low Density Residential and RO Residential Office, and the current zoning designations are R-1A and PF Professional. Parcel 27301200000023030, comprising of 3.92 acres, has the existing land use of RO Residential Office and zoning designation of PF Professional, and will remain within the project with its existing RO and PF designations, as single-family is permitted within the zoning district. Adjacent properties to the north and south of subject parcels have a land use designation of LDR and zoning designation of R-1A. Maximum density allowed on for this project is calculated up to 5 units per gross acre, or 489 dwelling units, under the Comprehensive Plan for LDR Low-Density Residential.

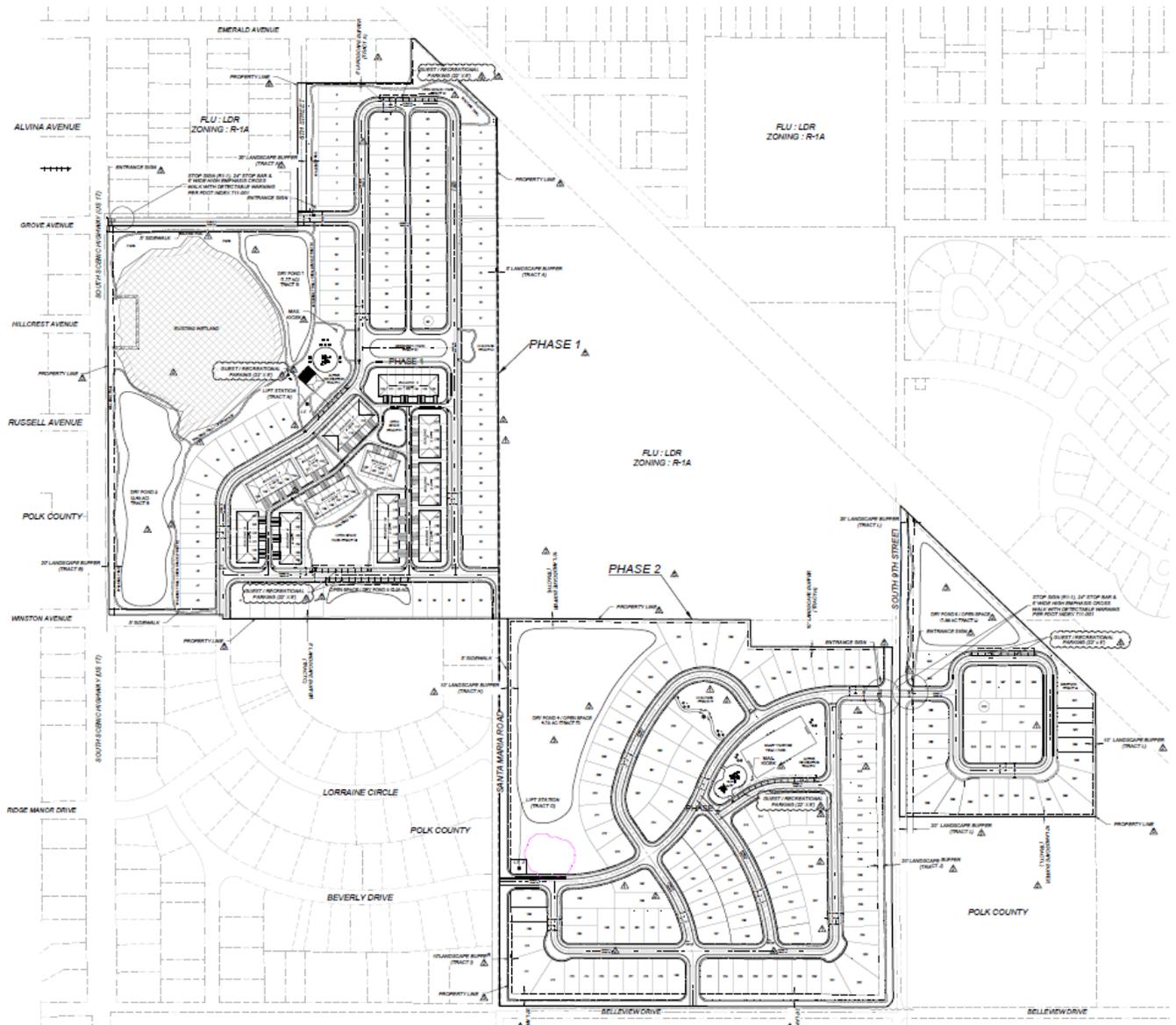
On December 19, 2023, City Commission approved the Steeple Chase PDP with waivers of strict compliance and conditions of approval. The originally-approved plan included a total of 250 single-family detached lots and 68 townhome units built in two phases. Phase one proposed alley-loaded townhomes, alley-loaded single family detached lots, and additional front-loaded single family detached lots between Scenic Highway South and Santa Maria Road. Phase two included the remaining 152 lots made up of 50' wide and 60' wide single family detached lots. Since the December 2023 approval, the applicant has not been able to find a developer willing to build the alley-loaded homes.

In June of 2025, the applicant sought a recommendation of approval from the Planning and Zoning Board to amend the approved plan, keeping the overall layout but removing the alley-loaded design. The City's most recent PDP regulations were not taken into consideration by the applicant at this time.

The Board determined that the original plan was superior to the revised plan, and did not recommend approval of the modification.

In September of 2025, the applicant submitted a revised PDP designed to meet the new PDP regulations. A final revised PDP was submitted following Planning Staff comments in October. The modified plan removed the townhome units. In November of 2025, the Board moved to deny to recommend approval to City Commission of the proposed amended plan, finding the mix of housing types within the approved plan was superior.

Although the amended plan was not approved, the originally-approved plan is still considered approved.



Approved Plan

Amended Plan Options

Plan A:

Proposes 145 single-family detached lots within Phase 1, and 156 single-family detached lots within Phase 2, including recreation and open space meeting the requirements of Section 23-443.

SINGLE FAMILY LOT COUNT PHASE ONE		
MINIMUM LOT AREA	MINIMUM SIZE	NUMBER OF LOTS
6,000 S.F.	50' x 120'	145
TOTALS		145

RESIDENTIAL UNIT COUNT PHASE TWO				
MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
5,500 S.F.	50' x 110'	SINGLE FAMILY	120	76.9%
6,600 S.F.	60' x 110'	SINGLE FAMILY	36	23.1%
TOTALS			156	100.0%

Waivers of Strict Compliance: Plan A

- 1.) Reduction in required side yard setback to 5 feet where 10 feet is required by code.
- 2.) Reduction in required rear yard setback to 15 feet where 20 feet is required by code.
- 3.) Reduction in the minimum road frontage for lots to 50 feet in width where 85 feet (R-1A) and 75 feet (R-3 for single family within the PF) is required by code.
- 4.) Waiver from Section 23-443: *a mix of uses and/or variety of housing options that meet or exceed the intent of the city's land development regulations.*

RESIDENTIAL UNIT COUNT PHASE ONE				
MIMIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
6,000 S.F.	50' x 120'	SINGLE FAMILY	110	66.3%
7,200/3,600 S.F.	60' x 120'/30' x 120'	(28) DUPLEX LOT	56	33.7%
TOTALS			166	100.0%

RESIDENTIAL UNIT COUNT PHASE TWO				
MIMIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
5,500 S.F.	50' x 110'	SINGLE FAMILY	120	76.9%
6,600 S.F.	60' x 110'	SINGLE FAMILY	36	23.1%
TOTALS			156	100.0%

Waivers of Strict Compliance: Plan B

- 1.) Reduction in required side yard setback to 5 feet where 10 feet is required by code (single-family detached).
- 2.) Reduction in required interior side yard setback to 0 feet where 10 feet is required by code for attached duplex units only.
- 3.) Reduction in required rear yard setback to 15 feet where 20 feet is required by code.
- 4.) Reduction in the minimum road frontage for lots to 50 feet in width for single-family detached and to 30 feet in width for each duplex lot, where 85 feet and 75 feet is required by code.
- 5.) Increase in the maximum lot coverage for the duplex lots to 70% where 60% is required by code.
- 6.) Waiver from required alleyways for lots smaller than 50 feet in width (duplex lots).

proposed buffer may be a wall or berm, and will be planted with shrubs, canopy trees, and understory trees. The following landscape requirements shall be applied:

- Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: *a minimum of three, two-inch caliper shade trees, minimum of eight feet at planting for lots less than 10,000 sq. ft. and four, two-inch caliper shade trees, minimum of eight feet at planting for lots greater than 10,000 sq. ft. At least one of the shade trees shall be a street tree. Corner lots shall have a minimum of one additional tree to ensure that each frontage has at least one street tree. NOTE: Street Trees are required to have root barriers. Root barriers shall be approved by the Administrative Official prior to planting.*
- Minimum buffer landscaping shall be met, per section 23-307.3: *Buffer between non-residential use and residential district. A five-foot wide separation strip shall be provided on property in non-residential use and a residential district. Within this strip, a permanent visual buffer, such as a wall or evergreen hedge, with a minimum height of six (6) feet shall be provided. Buffer along streets exterior to a development. 1. Along a local street, the buffer shall be a minimum of ten (10) feet in width, and along collector and arterial roadways, twenty (20) feet in width. 2. The buffer shall be in a separate parcel or tract maintained by a homeowners' association or similar entity, in accordance with an approved landscaping plan. 3. The buffer shall be landscaped to provide a solid screen, such as a wall or hedge, a minimum of six (6) feet in height. One (1) tree shall be provided for every fifty (50) feet of buffer length.*
- Recreation areas shall be landscaped per Section 23-310(d)2: *A minimum of two (2) shade trees per recreation area or a minimum of five (5) shade trees per acre, whichever is greater, shall be provided in recreation areas.*
- Drainage retention areas shall be landscaped per Section 23-307.4: *Landscaping shall be required along retention areas abutting all travel ways, including streets, accessways, bikeways, sidewalks, and driveways... The buffer shall be landscaped in accordance with a landscaping plan approved by the administrative official and meeting the following minimum requirements...*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy I.1.2.12 Low Density Residential (LDR) of the Comprehensive Plan is intended to preserve the character of existing single-family residential areas with large lots and to allow the continued development of these areas. It is also intended to provide single-family housing where existing residential areas also have a density of 5 or fewer dwelling units per acre. The subdivision is situated between existing neighborhoods to the north and south with 50', 55', and 60' wide lots along with newly-approved neighborhoods to the southeast that provide a range of lot sizes from 40' to 60' wide lots.

CODE REFERENCE & PDP Analysis: Steeple Chase

Section 23-443 Residential PDPs

The residential PDP process is intended to provide an opportunity for applicants to present alternative designs for new neighborhoods that may **require waivers to lot sizes and setbacks so as to provide for a mix of uses and/or variety of housing options that meet or exceed the intent of the city's land development regulations to provide thriving neighborhoods.**

Staff Comment: Modification of the PDP eliminates the mix of uses and housing options within Plan A.

Walkable streets, expansive tree canopies, accessibility to functional park space, and a connected street grid (through the construction of traditional blocks) are core components of the desired development form within Lake Wales. The residential PDP process is not intended to provide relief from the park standards, block standards, street connectivity, sidewalks, driveway widths, or street tree requirements of this section. Any requests for waivers from the requirements of this section shall include a written statement delineating existing site constraints, natural features of the site, or unique project design elements which requires relief from the standard. In the event that existing site constraints prevent street connectivity standards from being achieved, waivers may be granted, provided that the applicant demonstrates street connectivity to the greatest extent feasible. **The residential PDP process is intended to provide an opportunity for applicants to present plans that clearly enhance the community by incorporating these core components, along with innovative approaches to density and/or intensity** that remain in keeping with the limitations established in the Future Land Use Element of the Comprehensive Plan.

23-443.1 *Minimum design standards—Residential PDPs.* The preliminary plan for a residential PDP shall demonstrate that the site design complies with the minimum design standards of this section.

a.

Density. The number of units per acre shall not exceed the maximum as allowed for the classification of the property under the Future Land Use Element of the Comprehensive Plan. Acreage for density calculations shall not include areas of open water or lands within the "Conservation" classification of the future land use map.

Staff comment: meets requirement

b.

Open space. Excluding roadways and parking areas open space shall make up a minimum of 20 percent of the site area. The recreation area required under section 23-310 may be included to meet the open space requirement except that recreation buildings and parking areas shall not be included.

Staff comment: meets this requirement

c.

Lighting. Lighting is adequate for safety and enhances the streetscape, residential sites, parking areas, signs, and recreation facilities without being excessive or creating glare.

Staff comment: Site lighting plan shall be reviewed upon Site Development Permit application.

d.

Relationship to surrounding area. The development is not isolated from the surrounding community, but is an integral part of the community.

Staff comment: Meets this requirement.

e.

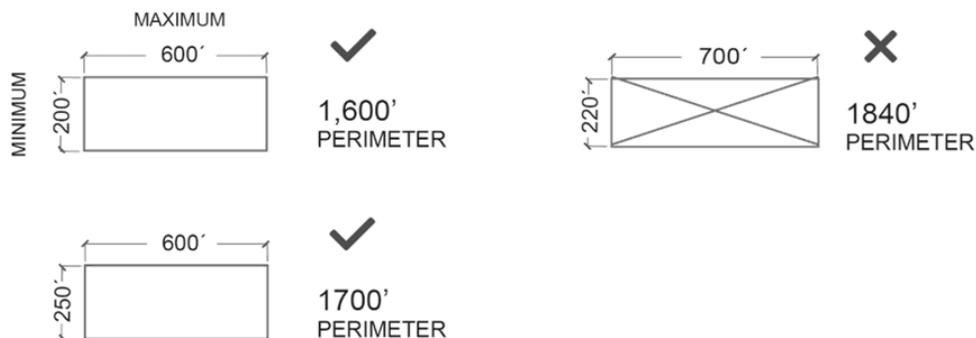
Overall design. The layout of the development is suited to the configuration and characteristics of the land and integrates natural features into the overall design, including wetlands, ponds, hills, and vegetation.

Staff comment: The site is high and dry, and vegetated with failing citrus.

23-443.2 *New development block standards.*

a.

New developments proposing a street network shall adopt a traditional block pattern. Block length shall be 200 feet or greater, but shall not exceed 600 feet, with a perimeter of less than 1,800 feet. For the purpose of this section, block shall be defined as a group of lots within well-defined and fixed boundaries, usually surrounded by streets.

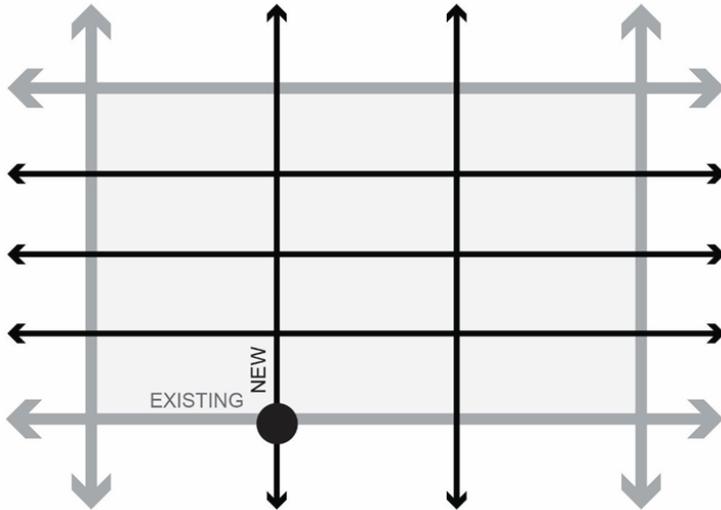


Staff comment: Block lengths do not exceed the code maximum.

23-443.3 *Streets.*

a.

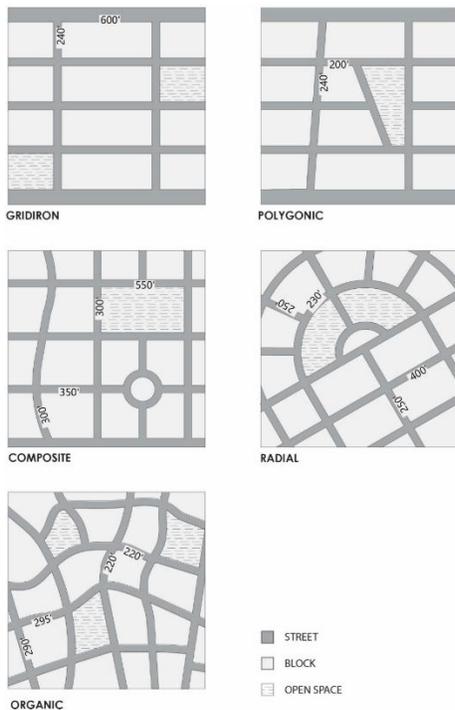
New streets shall connect to existing streets to create new street grids and patterns. The street layout of a new neighborhood shall provide for the continuation of streets already existing in adjacent areas. Stub-outs to adjacent undeveloped parcels shall be provided with a spacing no greater than 1,000 feet.



Staff comment: Street interconnectivity is achieved.

b.

Street grids can include a variety of patterns, as shown in the graphics below, with blocks of equal or varying sizes provided they meet the block length requirements outlined in section 23-443.1, new development block standards.



Staff comment: Street patterns vary.

23-443.4 *Street tree standards.*

a.

Street trees shall be planted on both sides of the street, within the eight-foot planting zone located between the back of curb and sidewalk and shall be spaced between 25 and 50 feet, depending on appropriateness for species type.

Staff comment: Street trees are proposed. Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

b.

Allowable street trees species include Live Oak, Cathedral Live Oak, Shumard Oak, Allee Elm and Red Maple. All street trees must have a minimum three-inch caliper at planting.

Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

c.

Provide a diversity of species within each neighborhood but maintain the same species for the street segments of each neighborhood block.

Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

d.

Street trees are required to have root barriers. Root barriers shall be approved by the administrative official prior to planting.

Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

23-443.5 *Sidewalks.* Sidewalks constructed in accordance with this section shall be provided in all new developments and along all streets on which a development has frontage.

a.

Sidewalks shall be provided on both sides of all streets.

Staff comment: Sidewalks are proposed on both sides of the streets.

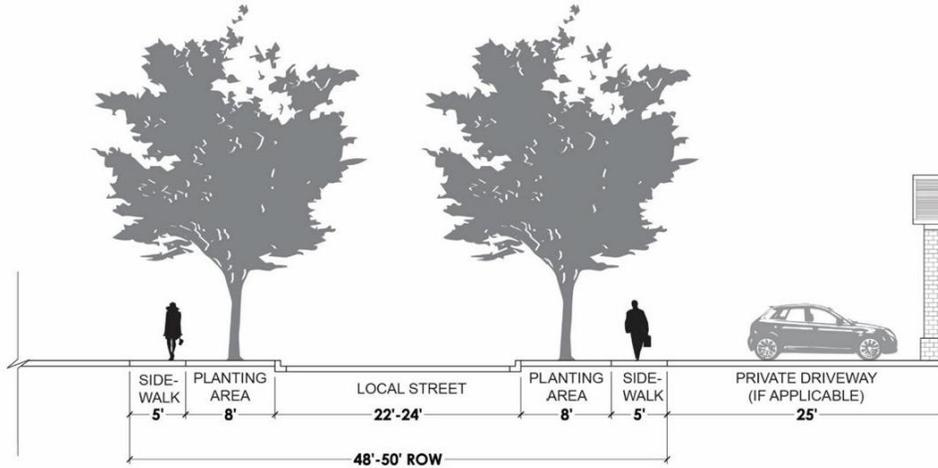
b.

The sidewalks shall be concrete and shall be a minimum of four inches thick. Sidewalks shall be a minimum of five feet wide.

Staff comment: Sidewalk construction will adhere to the standards of this section, as well as the City's Public Works Development Standards.

c.

There shall be at minimum an eight-foot-wide strip of landscaped area (as defined in section 23-307) between the sidewalk and curb in which a tree as defined in section 23-307 shall be planted with consistent spacing, between 25 and 50 feet, depending on appropriateness for species type.



Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

23-443.6 *Driveways*. Single-family detached, single-family attached (townhouses), and duplexes.

a.

Lots with a width greater than 60 feet may have one driveway not exceeding 20 feet in width.

b.

Lots with a width of 50 feet to less than 60 feet may have one driveway, not exceeding 12 feet in width.

c.

Lots with a width of less than 50 feet are not allowed a front driveway and shall provide access via a rear alley.

Staff comment: Lots less than 50 feet in width are not proposed within Plan A. A Waiver from this requirement is requested within Plan B for the duplex lots.

d.

Curb cuts shall be located at least two-thirds of the distance of the lot frontage or 100 feet, whichever is less, from any intersecting roadways.

Staff comment: Driveways shall meet this standard.

e.

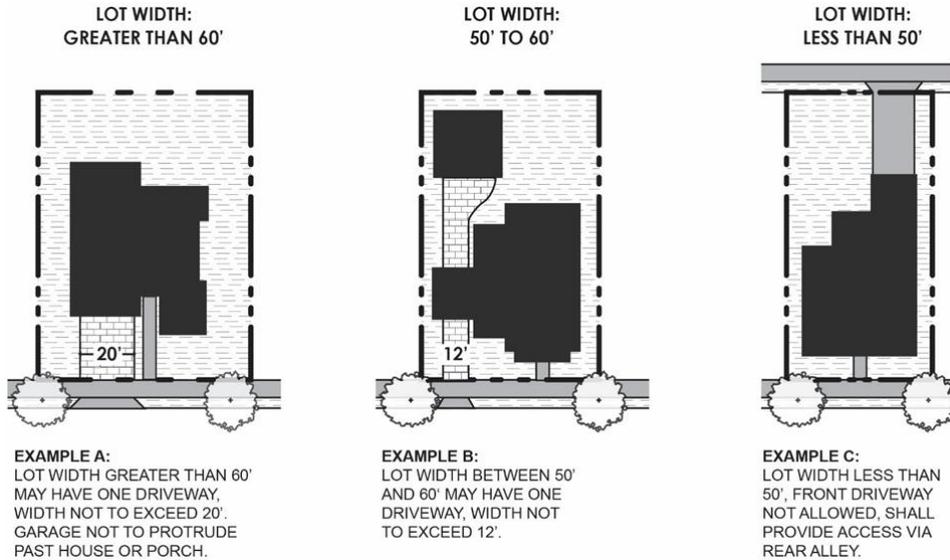
The minimum length of a driveway shall be 25 feet measured from the property line.

Staff comment: Driveways shall meet this standard.

f. Driveway aprons shall be located within the planting zone and not exceed a 12 percent grade.

Staff comment: Driveways shall meet this standard.

g. Driveways must be of a different color and/or material that provides clear distinction to the concrete sidewalks.



Staff comment: Driveways within Plan A shall meet this standard. Duplex lots within Plan B are requested to be front-loaded, requiring a waiver from the Board.

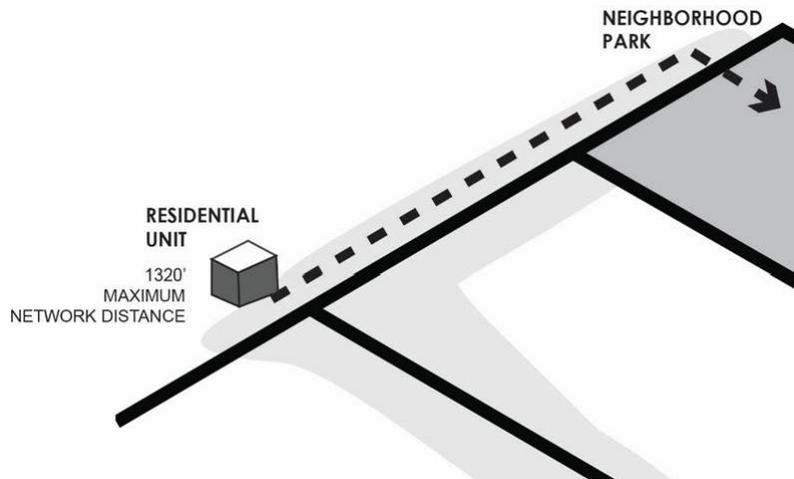
23-443.7 Neighborhood parks.

a. All residential lots shall be within 1,320 feet of a neighborhood park, based on walkable street/network distance.

Staff comment: Qualifying parks meet the distance requirement.

b. Neighborhood parks must be a minimum of 32,670 square feet in size, with a minimum width of 40 feet.

Staff comment: Qualifying parks meet the width requirement.



Conditions of Approval:

- 1.) A Detailed Landscape Plan is required at Site Development Plan Submittal and will be reviewed and approved by Staff and the City's Horticulturist.
- 2.) Decorative, dark sky friendly street lighting to minimize glare and reduce light pollution. Street lighting design to be approved by the City, and maintained by the HOA.
- 3.) Parking areas in the front yard for duplex lots shall not eliminate more than 50% of the area available for grass or landscaping, pursuant to Sec. 23-422.
- 4.) Mechanical equipment shall be located at the rear of the home and not permitted within side yards for all single family lots in the development.
- 5.) Although the City does not have front setback requirements, corner lots shall have a minimum front setback of 15 feet within the functional side yard.
- 6.) The developer must enter into a developer's agreement, capacity queue agreement and/or utilities agreement with the City, as applicable, and at the administrative official's discretion.

STAFF FINDINGS:

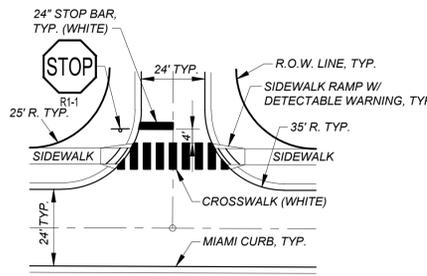
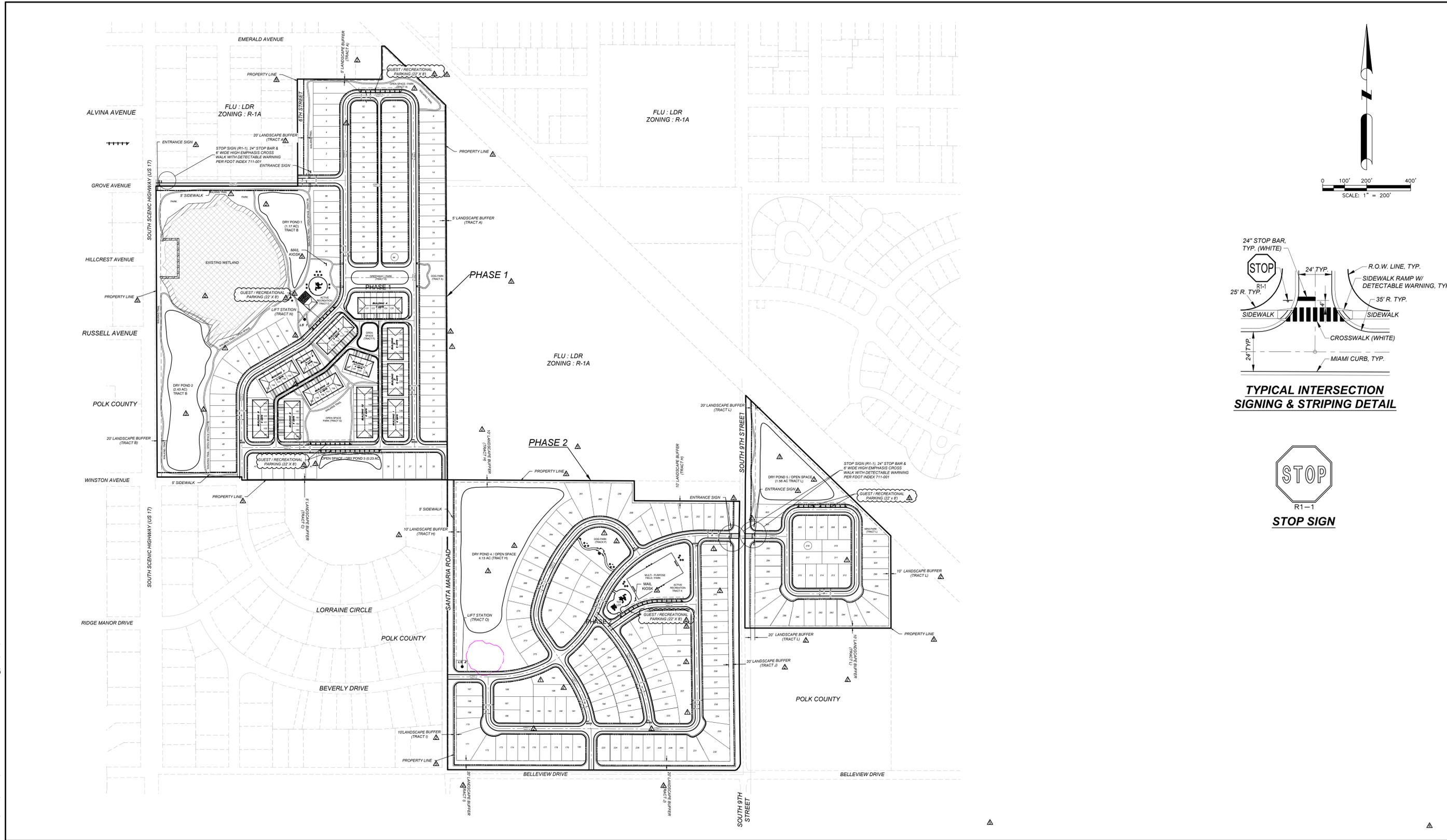
1. The neighborhood is surrounded by existing residential development and proposed residential development.
2. The development attempts to connect to the existing roadway network, creating an integrated and walkable neighborhood.
3. The amended plan is generally consistent with Section 23-443 Residential PDP Guidelines.
4. Including a mix of housing options within Plan Option B reflects the motion of the Planning and Zoning Board in November of 2025 to return to the Board with a plan that includes a mix of uses and/or variety of housing options.

5. This development site is located within the City's utility service area and will maximize existing infrastructure investments by connecting to municipal water and sewer.
6. Waivers of strict compliance for lot sizes and setbacks are not guaranteed through the PDP process. *The residential PDP process is intended to provide an opportunity for applicants to present alternative designs for new neighborhoods that may require waivers to lot sizes and setbacks so as to provide for a mix of uses and/or variety of housing options that meet or exceed the intent of the city's land development regulations to provide thriving neighborhoods.*

ATTACHMENTS

- Preliminary Development Plan for Steeple Chase, prepared by Dave Schmitt Engineering, dated November 21, 2023 (APPROVED PLAN)
- Steeple Chase Plan A and Plan B (AMENDED PLANS)

F:\CBD12\CAD\Plans\set\PP\NEW3 OVERALL SITE PLAN.dwg, 11/20/2023 10:44:19 PM



**TYPICAL INTERSECTION
SIGNING & STRIPING DETAIL**



STOP SIGN

DSE
DAVE SCHMITT ENGINEERING, INC.
 12301 Lake Underhill Road Suite 241
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			10/20/2023	JT	REV. PER CITY
			09/22/2023	JT	REV. PER CLIENT
			04/04/2023	BC	REV. PER CITY
			11/08/2022	BC	REV. PER CITY
11/20/2023	JT	REV. PER CITY	09/20/2020	RSD	REV. PER CITY

DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

OVERALL SITE PLAN
STEEPLE CHASE
LAKE WALES, FLORIDA

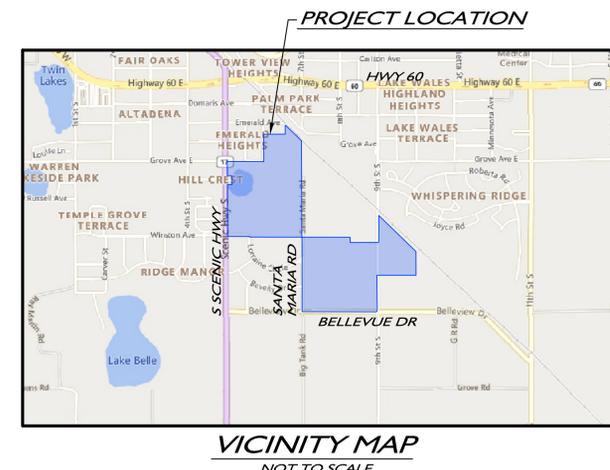
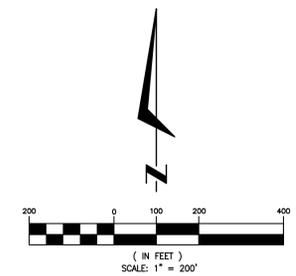
DATE: SEPT 2022
PROJECT NO.: CBD-12
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=200'
SHEET: 3 OF 14

STEEPLE CHASE

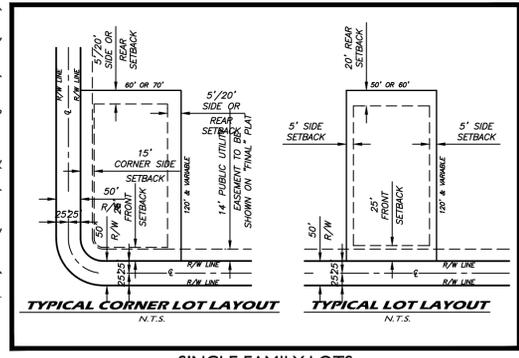
PRELIMINARY DEVELOPMENT PLAN "A"

DESIGNED BY: JCM
 DRAWN BY: JMG
 CHECKED BY: JCM

DATE	NO	REVISIONS
09-06-23	3	REVISED LAYOUT AND REVISIONS
09-11-23	4	REVISED PER CITY OF LAKE WALES COMMENTS
09-20-23	5	REVISED PER CITY OF LAKE WALES COMMENTS
07-07-25	6	REVISED PHASE ONE LOT LAYOUT
09-04-25	7	REVISED LOT LAYOUT
09-23-25	8	ADDED BUFFER DETAILS
12-01-25	9	ADDED DUPLEX UNITS PHASE ONE



NOTE:
 THIS SITE
 CONSISTS OF OLD
 CITRUS GROVES,
 CANDLER SANDS
 WITH THE
 WATER TABLE
 BELOW 80
 INCHES. THE SITE
 HAS SLOPES
 BETWEEN 5%
 AND 8%,
 EXCLUDING LAKE
 SERENA AND
 LAKE LORRAINE.



301 TOTAL SINGLE FAMILY UNITS

OVERALL SITE DATA:

PARCEL NUMBERS:	273012-000000-033020	273012-000000-034000	273012-000000-041010	273012-000000-041030	243012-000000-023010	273012-000000-023030	273012-000000-014010
TOTAL LAND AREA:	96.79 ACRES ±						
TOTAL NO. OF UNITS	301 UNITS						
DENSITY (UNITS / ACRES)	3.11 D.U. / PER ACRE						
SETBACKS:							
FRONT:	20	FEET					
SIDE:	5	FEET					
REAR:	20	FEET					
SIDE CORNER:	15	FEET					
EXISTING LAKE AREA:	2.46	ACRES ± =		2.5%			
RETENTION AREA:	7.35	ACRES ± =		7.6%			
OPEN SPACE / GREEN AREA:	22.73	ACRES ± =		23.5%			
TOTAL LAKE, RETENTION & GREENSPACE:	32.55	ACRES ± =		33.6%			
ZONING:	RI-A						

LEGAL DESCRIPTION:

PARCEL 1 (27-30-12-000000-033020)
 THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA LYING SOUTH AND WEST OF THE RAILROAD, LESS AND EXCEPT THE WEST 385 FEET OF THE NORTH 180 FEET THEREOF.

PARCEL 2 (27-30-12-000000-023010)
 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, LYING SOUTH AND WEST OF THE RIGHT-OF-WAY LINE OF THE ATLANTIC COAST RAILROAD, POLK COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 4 ACRES OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING SOUTHWEST OF CXC TRANSPORTATION'S RAILROAD RIGHT-OF-WAY.

AND
 (PARCEL 21A) (27-30-12-000000-041010)
 THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA LESS AND EXCEPT THE NORTH 90 FEET OF THE EAST 492.55 FEET THEREOF.

AND
 (PARCEL 21B) (27-30-12-000000-034000)
 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

AND
 (PARCEL 21C) (27-30-12-000000-041030)
 THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

ALSO DESCRIBED AS:
 (PARCEL 21B) (OR 8675 PG 1509)
 A PORTION OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 16' 05" EAST, A DISTANCE OF 1331.17 FEET; THENCE SOUTH 89 DEGREES 52' 29" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 52' 29" EAST, A DISTANCE OF 1316.48 FEET; THENCE SOUTH 00 DEGREES 12' 42" EAST A DISTANCE OF 1329.43 FEET; THENCE NORTH 89 DEGREES 56' 47" EAST, A DISTANCE OF 688.39 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST A DISTANCE OF 332.51 FEET; THENCE SOUTH 89 DEGREES 59' 59" WEST, A DISTANCE OF 1315.17 FEET; THENCE NORTH 00 DEGREES 16' 05" WEST A DISTANCE OF 1331.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
 (PARCEL 2, 2A, AND 2C) (OR 8675 PG 1509)
 A PORTION OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST; THENCE SOUTH 00 DEGREES 16' 05" EAST, A DISTANCE OF 2862.34 FEET; THENCE SOUTH 89 DEGREES 56' 55" EAST, A DISTANCE OF 1380.17 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 56' 55" EAST, A DISTANCE OF 837.62 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 89 DEGREES 56' 55" EAST, A DISTANCE OF 477.55 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST A DISTANCE OF 242.49 FEET; THENCE SOUTH 89 DEGREES 56' 47" EAST, A DISTANCE OF 688.39 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST A DISTANCE OF 332.51 FEET; THENCE NORTH 89 DEGREES 56' 39" WEST A DISTANCE OF 688.31 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST A DISTANCE OF 844.99 FEET; THENCE SOUTH 89 DEGREES 59' 59" WEST A DISTANCE OF 1313.85 FEET; THENCE NORTH 00 DEGREES 12' 46" WEST A DISTANCE OF 1311.15 FEET TO THE POINT OF BEGINNING.

PARCEL 3A (27-30-12-000000-023030)
 THE NORTH 4 ACRES OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 LYING SW OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING SOUTHWEST OF CXC TRANSPORTATION'S RAILROAD RIGHT-OF-WAY, LESS AND EXCEPT THE MAINTAINED ROAD RIGHT-OF-WAY FOR 9TH STREET.

PARCEL 3B (27-30-12-000000-014010)
 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, WHICH LIES SOUTH AND WEST OF THE RIGHT OF WAY OF THE ATLANTIC COAST LINE RAILROAD, LESS AND EXCEPT THE MAINTAINED ROAD RIGHT OF WAY FOR 9TH STREET.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY LYING IN THE SW 1/4 OR THE NW 1/4 OF CAPITAL SECTION 12, TOWNSHIP 30 S, RANGE 27 E, POLK COUNTY, FLORIDA
 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12, SAID CORNER BEING ON THE SURVEY BASELINE OF STATE ROAD 17 (SCENIC HIGHWAY), THENCE ALONG SAID SURVEY BASELINE NORTH 00°12'58" WEST A DISTANCE OF 923.15 FEET; THENCE NORTH 89°47'02" EAST A DISTANCE OF 29.87 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 17 (PER OFFICIAL RECORDS BOOK 8675, PAGE 1509, PUBLIC RECORDS OF POLK COUNTY, FLORIDA) FOR A POINT OF BEGINNING; THENCE ALONG SAID EXISTING RIGHT OF WAY LINE NORTH 00°12'58" WEST A DISTANCE OF 155.00 FEET; THENCE NORTH 89°47'02" EAST A DISTANCE OF 85.16 FEET; THENCE SOUTH 00°12'58" EAST A DISTANCE OF 155.00 FEET; THENCE SOUTH 89°47'02" WEST A DISTANCE OF 85.13 FEET TO THE POINT OF BEGINNING, CONTAINING 13,197 SQUARE FEET.

- SUBJECT PROPERTY CONTAINS 85.66 ACRES, MORE OR LESS.
 - SUBJECT PROPERTY CONTAINS 4.95 ACRES, MORE OR LESS OF JURISDICTIONAL WETLAND.
 - SUBJECT PROPERTY CONTAINS 80.71 ACRES, MORE OR LESS OF UPLAND.

- LIST OF WAIVERS:**
- SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET ON SINGLE FAMILY LOTS.
 - REAR SETBACKS FROM 15 FEET TO 20 FEET.
 - SIDE YARD SETBACKS ON CORNER LOTS FROM 25 FEET TO 15 FEET.
 - MINIMUM ROAD FRONTAGE FOR LOTS IN R-3 FROM 75 FEET MIN. TO 50 FEET MIN.

SINGLE FAMILY LOT COUNT PHASE ONE

MINIMUM LOT AREA	MINIMUM SIZE	NUMBER OF LOTS
6,000 S.F.	50' x 120'	145
TOTALS		145

RESIDENTIAL UNIT COUNT PHASE TWO

MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
5,500 S.F.	50' x 110'	SINGLE FAMILY	120	76.9%
6,600 S.F.	60' x 110'	SINGLE FAMILY	36	23.1%
TOTALS			156	100.0%

CONTACT:
 JOHN C. McVAY JR.
 ELITE DZIGN
 6700 S. FLORIDA AVENUE, SUITE 4
 LAKELAND, FLORIDA 33813

OVERALL CONCEPT PLAN A
STEEPLE CHASE LAKE WALES, FL

ELITE DZIGN
 6700 SOUTH FLORIDA AVENUE
 SUITE 4
 LAKELAND, FLORIDA 33813
SHEET 01

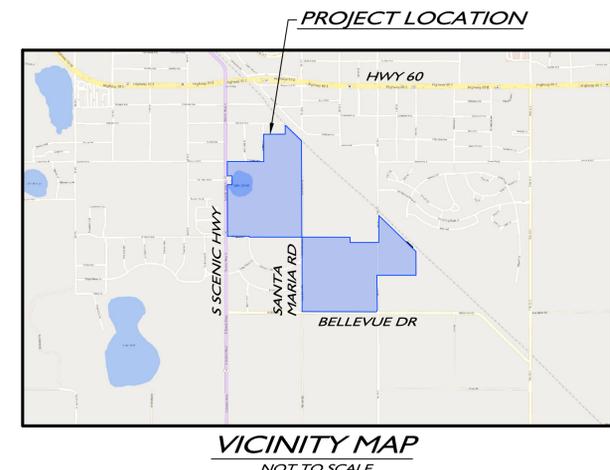
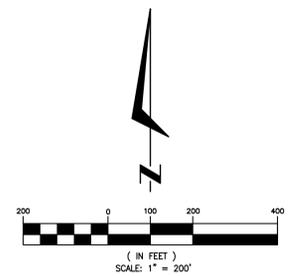
c:\Users\JohnGillespie\OneDrive\Documents\active\steeple chase - warancker\DWG\CONCEPT PLAN A.dwg, 12/23/2025 10:25 AM, John Gillespie

STEEPLE CHASE

PRELIMINARY DEVELOPMENT PLAN "B"

DESIGNED BY: JCM
 DRAWN BY: JMG
 CHECKED BY: JCM

DATE	NO	REVISIONS
09-06-23	3	REVISED PER CITY OF LAKE WALES COMMENTS
09-11-23	4	REVISED PER CITY OF LAKE WALES COMMENTS
09-20-23	5	REVISED PER CITY OF LAKE WALES COMMENTS
07-07-25	6	REVISED PER CITY OF LAKE WALES COMMENTS
09-04-25	7	REVISED PER CITY OF LAKE WALES COMMENTS
09-23-25	8	ADDED BUFFER DETAILS
12-01-25	9	ADDED DUPLEX UNITS PHASE ONE



NOTE:
 THIS SITE
 CONSISTS OF OLD
 CITRUS GROVES,
 CANDLER SANDS
 WITH THE
 WATER TABLE
 BELOW 80
 INCHES. THE SITE
 HAS SLOPES
 BETWEEN 5%
 AND 8%,
 EXCLUDING LAKE
 SERENA AND
 LAKE LORRAINE.

- LIST OF WAIVERS:
1. WAIVER FROM REQUIRED ALLEYWAYS FOR LOTS SMALLER THAN 50 FEET IN WIDTH.
 2. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET ON SINGLE FAMILY LOTS.
 3. REAR SETBACKS FROM 15 FEET TO 20 FEET.
 4. SIDE YARD SETBACKS ON CORNER LOTS FROM 25 FEET TO 15 FEET.
 5. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET AND 0 FEET SETBACK FOR INTERIOR DUPLEX LOTS.
 6. IMPERVIOUS MAXIMUM LOT COVERAGE FOR DUPLEX LOTS FROM 60% TO 70%.
 7. MINIMUM ROAD FRONTAGE FOR LOTS IN R-3 FROM 75 FEET MIN. TO 50 FEET MIN.

266 TOTAL SINGLE FAMILY UNITS
56 TOTAL DUPLEX UNITS

OVERALL SITE DATA:

PARCEL NUMBERS:	273012-000000-033020	273012-000000-034000	273012-000000-041010	273012-000000-041030	243012-000000-023010	273012-000000-023030	273012-000000-014010
TOTAL LAND AREA:	96.79	ACRES ±					
TOTAL NO. OF UNITS	322	UNITS					
DENSITY (UNITS / ACRES)	3.33	D.U. / PER ACRE					
SETBACKS:							
FRONT:	20	FEET					
SIDE:	5	FEET					
REAR:	20	FEET					
SIDE CORNER:	15	FEET					
EXISTING LAKE AREA:	2.46	ACRES ±	2.5%				
RETENTION AREA:	7.35	ACRES ±	7.6%				
OPEN SPACE / GREEN AREA:	22.73	ACRES ±	23.5%				
TOTAL LAKE, RETENTION & GREENSPACE:	32.55	ACRES ±	33.6%				
ZONING:	R1-A						

LEGAL DESCRIPTION:

PARCEL 1 (27-30-12-000000-033020)
 THE SE 1/4 OF THE NW 1/4 OR THE NW 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA LYING SOUTH AND WEST OF THE RAILROAD, LESS AND EXCEPT THE WEST 385 FEET OF THE NORTH 180 FEET THEREOF.

PARCEL 2 (27-30-12-000000-023010)
 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, LYING SOUTH AND WEST OF THE RIGHT-OF-WAY LINE OF THE ATLANTIC COAST RAILROAD, POLK COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 4 ACRES OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING SOUTHWEST OF CXC TRANSPORTATION'S RAILROAD RIGHT-OF-WAY.

AND
 (PARCEL 21A) (27-30-12-000000-041010)
 THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 90 FEET OF THE EAST 492.55 FEET THEREOF.

AND
 (PARCEL 21B) (27-30-12-000000-034000)
 THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

AND
 (PARCEL 21C) (27-30-12-000000-041030)
 THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

ALSO DESCRIBED AS:
 (PARCEL 21B) (ORB 8675 PG 1509)
 A PORTION OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 16' 05" EAST, A DISTANCE OF 1331.17 FEET; THENCE SOUTH 89 DEGREES 52' 29" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89 DEGREES 52' 29" EAST, A DISTANCE OF 1316.48 FEET; THENCE SOUTH 00 DEGREES 12' 42" EAST, A DISTANCE OF 1329.43 FEET; THENCE NORTH 89 DEGREES 56' 47" EAST, A DISTANCE OF 688.39 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 302.51 FEET; THENCE SOUTH 89 DEGREES 59' 59" WEST, A DISTANCE OF 1315.17 FEET; THENCE NORTH 00 DEGREES 16' 05" WEST, A DISTANCE OF 1331.15 FEET TO THE POINT OF BEGINNING.

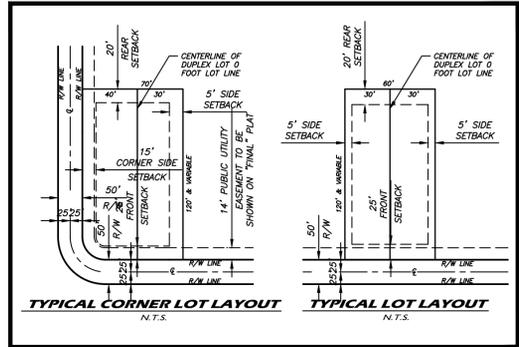
TOGETHER WITH:
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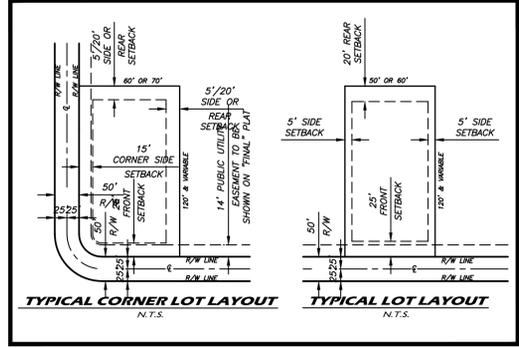
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 - SUBJECT PROPERTY CONTAINS 4.95 ACRES, MORE OR LESS OF JURISDICTIONAL WETLAND.
 - SUBJECT PROPERTY CONTAINS 80.71 ACRES, MORE OR LESS OF UPLAND.



DUPLEX LOTS



SINGLE FAMILY LOTS

RESIDENTIAL UNIT COUNT PHASE ONE

MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
6,000 S.F.	50' x 120'	SINGLE FAMILY	110	66.3%
7,200/3,600 S.F.	60' x 120'/30' x 120'	(28) DUPLEX LOT	56	33.7%
TOTALS			166	100.0%

RESIDENTIAL UNIT COUNT PHASE TWO

MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
5,500 S.F.	50' x 110'	SINGLE FAMILY	120	76.9%
6,600 S.F.	60' x 110'	SINGLE FAMILY	36	23.1%
TOTALS			156	100.0%

CONTACT:
JOHN C. McVAY JR.
ELITE DZIGN
6700 S. FLORIDA AVENUE, SUITE 4
LAKEWALD, FLORIDA 33813

OVERALL CONCEPT PLAN B
STEEPLE CHASE LAKE WALES, FL

ELITE DZIGN
 6700 SOUTH FLORIDA AVENUE
 SUITE 4
 LAKEWALD, FLORIDA 33813
SHEET 01

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MEMORANDUM

DATE: January 27, 2026

TO: Planning and Zoning Board

FROM: Autumn Cochella, AICP, FRA-RA, Growth Management

SUBJECT: Iron Mountain: Amendment of Approved Preliminary Subdivision Plat/
Special Exception Use Permit for a Residential Planned Development
Project (PDP)
PID: 272922866300041010
PUBLIC HEARING – Requirements have been met.

SYNOPSIS: *David Waronker, owner of CBD Land Investors, LLC, is requesting a recommendation of approval to City Commission, pursuant to Sec. 23-224.7.c., to amend the approved Iron Mountain Plan, a 520-unit Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on approximately 76.95 acres of land north of Burns Avenue, and west of Buck Moore Road and Mammoth Grove Road.*

The request is accompanied by two plan options: Plan A, which includes single-family detached homes only and a Waiver from the mix of housing types; or Plan B, made up of single-family detached and duplex unit options, and a Waiver from the alleyway requirement for the duplex lots.

RECOMMENDATION:

Staff supports a recommendation of approval to City Commission for the major modification of the **Special Exception Use Permit for a Planned Development Project (PDP)** and **Preliminary Subdivision Plat for Plan Option B, with waivers of strict compliance and conditions of approval**, finding the following:

- 1.) The amended plan is generally consistent with Section 23-443 Residential PDP Guidelines.
- 2.) Including a mix of housing options within Plan Option B reflects the motion of the Planning and Zoning Board in November of 2025 to return to the Board with a plan that includes a mix of uses and/or variety of housing options.

CODE REFERENCE

Sec. 23-224.7 Amendment of approved plan

Amendment of approved plan. The process for review and approval of amendments to approved PDP plans depends upon the extent of the changes proposed, as set forth below:

- a. *Administrative. Amendments meeting the criteria below are reviewed and approved by the administrative official; however, the administrative official may refer the application to the planning board and city commission if there are issues deemed to warrant such review.*

Criteria for administrative amendments:

- Changes in layout involve less than 20 percent of the area of the development; and*
- Any increase in number of units or non-residential square footage is less than one percent and the change does not cause violation of density or intensity standards; and*
- No waivers of development standards are requested requiring planning board or city commission action; and*
- No conditions of approval are violated with the exception of those obviated by the proposed amendment.*

- b. *Planning board. Amendments meeting the criteria below are reviewed and approved by the planning board; however, the board may refer the application to the city commission if there are issues deemed to warrant such review.*

Criteria for planning board amendments:

- Any waivers requested are those within the powers of the planning board to grant per the site plan review process; and*
- Any increase in number of units or non-residential square footage is less than five percent and the change does not cause violation of density or intensity standards; and*
- Any changes requested in conditions of approval pertain to matters in the board's purview under the site plan review process (section 23-222) and do not require city commission approval.*

- c. *City commission. Amendments not meeting the criteria for administrative or planning board approval must be reviewed and approved as for a new planned development project. These include amendments that:*

- Entail major changes as determined by the administrative official or planning board in terms of the magnitude of the change in regard to affected area, density or intensity of the development, or*
- Change the approved housing type (e.g. single-family to multi-family); or*
- Significantly change the configuration of lots, buildings, roadways, common areas, parking areas or other major features; or*
- Have a significant impact upon the quality of the development with reference to the design guidelines for PDPs in this chapter; or*

- Violate conditions of approval; or
- Deviate significantly from representations by the developer pertaining to the character and quality of the development.

BACKGROUND INFORMATION

Future Land Use: MDR Medium Density Residential

Zoning: R-3

The subject property, comprised of approximately 76.95 acres of vacant land, is located at the northwest corner of Burns Avenue and Buck Moore Road/Mammoth Grove Road. The property is situated north of Lake Bonnie and west of the Florida Rock Industries sand mine. On the western side and immediately adjacent to the site is an existing multifamily development as well as the First Assembly of God church. There are existing single-family residential homes to the west and south of the proposed development.

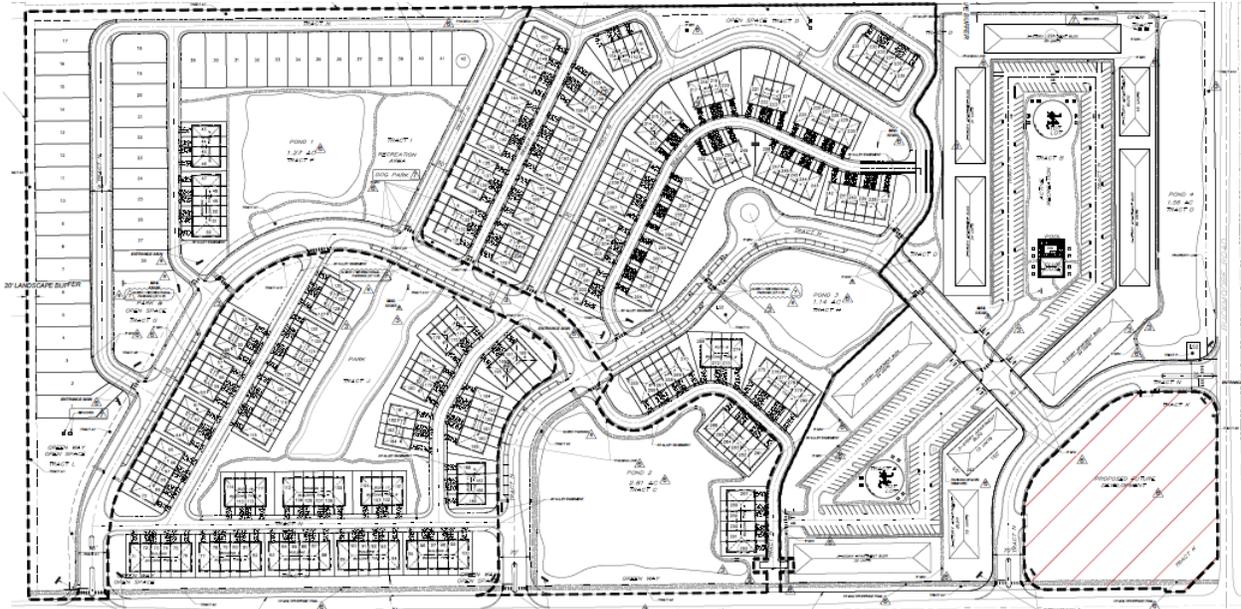
On December 19, 2023, City Commission approved the Iron Mountain PDP with waivers of strict compliance and conditions of approval. The originally-approved plan included both front-loaded and alley-loaded single-family attached and detached homes. Since the December 2023 approval, the applicant has not been able to find a developer willing to build the alley-loaded homes

In June of 2025, the applicant sought a recommendation of approval from the Planning and Zoning Board to amend the approved plan, keeping the overall layout but removing the alley-loaded design. The City's most recent PDP regulations were not taken into consideration by the applicant at this time.

The Board determined that the original plan was superior to the revised plan, and did not recommend approval of the modification.

In September of 2025, the applicant submitted a revised PDP designed to meet the new PDP design regulations. A final revised PDP was submitted following Planning Staff comments in October. The modified plan removed the originally approved townhome units, apartments, and the commercial area at the southeast corner of the site, and proposed single-family detached only. In November of 2025, the Planning and Zoning Board moved to continue the item, finding that the developer should return to the Board with a project offering a mix of uses and/or variety of housing options.

Although the amended plan was not approved, the originally-approved plan is still considered approved.



Approved Plan

Amended Plan Options

Plan A:

Proposes 279 single-family detached lots, including recreation and open space meeting the requirements of Section 23-443.

SINGLE FAMILY LOT COUNT			
MINIMUM LOT AREA	MINIMUM SIZE	NUMBER OF LOTS	%
6,000 S.F.	50' x 120'	279	100.0%
TOTAL UNITS		279	100.0%

Waivers of Strict Compliance: Plan A

- 1.) Reduction in required side yard setback to 5 feet where 10 feet is required by code.
- 2.) Reduction in required rear yard setback to 15 feet where 20 feet is required by code.
- 3.) Reduction in the minimum road frontage for lots to 50 feet in width where 75 feet is required by code.
- 4.) Waiver from Section 23-443: *a mix of uses and/or variety of housing options that meet or exceed the intent of the city's land development regulations.*



Amended Plan A

Amended Plan Options

Plan B:

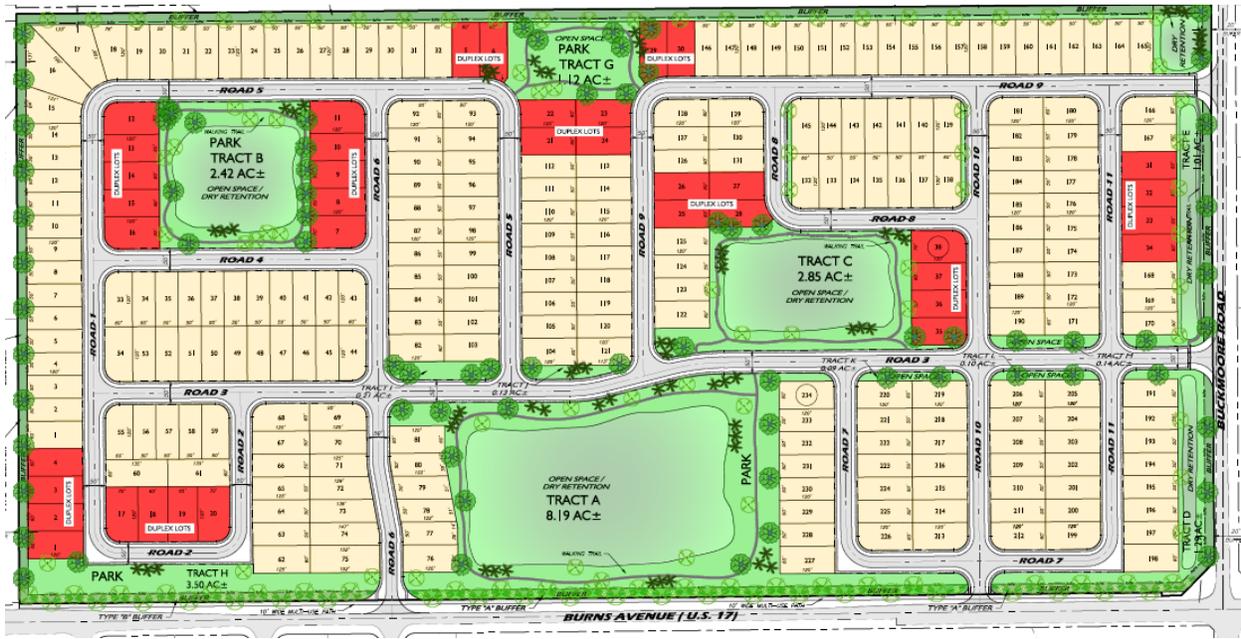
Proposes 234 single-family detached lots, and 76 duplexes, including recreation and open space meeting the requirements of Section 23-443.

RESIDENTIAL UNIT COUNT				
MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
6,000 S.F.	50' x 120'	SINGLE FAMILY LOT	234	75.5%
3,600/7,200 S.F.	60' x 120'/30' x 120'	(38) DUPLEX LOT	76	24.5%
TOTAL UNITS			310	100.0%

Waivers of Strict Compliance: Plan B

- 1.) Reduction in required side yard setback to 5 feet where 10 feet is required by code (single-family detached).
- 2.) Reduction in required interior side yard setback to 0 feet where 10 feet is required by code for attached duplex units only.
- 3.) Reduction in required rear yard setback to 15 feet where 20 feet is required by code.
- 4.) Reduction in the minimum road frontage for lots to 50 feet in width for single-family detached and to 30 feet in width for each duplex lot, where 75 feet is required by code.
- 5.) Increase in the maximum lot coverage for the duplex lots to 70% where 60% is required by code.

6.) Waiver from required alleyways for lots smaller than 50 feet in width (duplex lots).



Amended Plan B

The development provides two access points off of Burns Avenue, and two access points from Mammoth Grove Road, both County Roads. The latest plan amendment includes reconfiguration of the lots which were previously designed with the backs of homes along Burns Avenue, a development pattern the City has sought to avoid in recent years.

LANDSCAPING AND BUFFERING:

A detailed landscape plan and plant schedule will be required at Site Development Plan submittal, and will be reviewed and approved by Staff and the City’s Horticulturist. The proposed buffer may be a wall or berm, and will be planted with shrubs, canopy trees, and understory trees. The following landscape requirements shall be applied:

- Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: *a minimum of three, two-inch caliper shade trees, minimum of eight feet at planting for lots less than 10,000 sq. ft. and four, two-inch caliper shade trees, minimum of eight feet at planting for lots greater than 10,000 sq. ft. At least one of the shade trees shall be a street tree. Corner lots shall have a minimum of one additional tree to ensure that each frontage has at least one street tree. NOTE: Street Trees are required to have root barriers. Root barriers shall be approved by the Administrative Official prior to planting.*
- Minimum buffer landscaping shall be met, per section 23-307.3: *Buffer between non-residential use and residential district. A five-foot wide separation strip shall be provided on property in non-residential use and a residential district. Within this*

strip, a permanent visual buffer, such as a wall or evergreen hedge, with a minimum height of six (6) feet shall be provided. Buffer along streets exterior to a development. 1. Along a local street, the buffer shall be a minimum of ten (10) feet in width, and along collector and arterial roadways, twenty (20) feet in width. 2. The buffer shall be in a separate parcel or tract maintained by a homeowners' association or similar entity, in accordance with an approved landscaping plan. 3. The buffer shall be landscaped to provide a solid screen, such as a wall or hedge, a minimum of six (6) feet in height. One (1) tree shall be provided for every fifty (50) feet of buffer length.

- *Recreation areas shall be landscaped per Section 23-310(d)2: A minimum of two (2) shade trees per recreation area or a minimum of five (5) shade trees per acre, whichever is greater, shall be provided in recreation areas.*
- *Drainage retention areas shall be landscaped per Section 23-307.4: Landscaping shall be required along retention areas abutting all travel ways, including streets, accessways, bikeways, sidewalks, and driveways... The buffer shall be landscaped in accordance with a landscaping plan approved by the administrative official and meeting the following minimum requirements...*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy I.1.2.13 Medium Density Residential (MDR) of the Comprehensive Plan is intended to preserve the character of existing single-family residential areas and to allow the continued development of these areas. It is also intended to encourage redevelopment of declining residential areas and to allow a variety of housing types on vacant lands within a half-mile of commercial areas and arterial highways.

CODE REFERENCE & PDP Analysis: Iron Mountain

Section 23-443 Residential PDPs

The residential PDP process is intended to provide an opportunity for applicants to present alternative designs for new neighborhoods that may **require waivers to lot sizes and setbacks so as to provide for a mix of uses and/or variety of housing options that meet or exceed the intent of the city's land development regulations to provide thriving neighborhoods.**

Staff Comment: Modification of the PDP eliminates the mix of uses and housing options within Plan A.

Walkable streets, expansive tree canopies, accessibility to functional park space, and a connected street grid (through the construction of traditional blocks) are core components of the desired development form within Lake Wales. The residential PDP process is not intended to provide relief from the park standards, block standards, street

connectivity, sidewalks, driveway widths, or street tree requirements of this section. Any requests for waivers from the requirements of this section shall include a written statement delineating existing site constraints, natural features of the site, or unique project design elements which requires relief from the standard. In the event that existing site constraints prevent street connectivity standards from being achieved, waivers may be granted, provided that the applicant demonstrates street connectivity to the greatest extent feasible. **The residential PDP process is intended to provide an opportunity for applicants to present plans that clearly enhance the community by incorporating these core components, along with innovative approaches to density and/or intensity** that remain in keeping with the limitations established in the Future Land Use Element of the Comprehensive Plan.

23-443.1 *Minimum design standards—Residential PDPs.* The preliminary plan for a residential PDP shall demonstrate that the site design complies with the minimum design standards of this section.

a.

Density. The number of units per acre shall not exceed the maximum as allowed for the classification of the property under the Future Land Use Element of the Comprehensive Plan. Acreage for density calculations shall not include areas of open water or lands within the "Conservation" classification of the future land use map.

Staff comment: meets requirement

b.

Open space. Excluding roadways and parking areas open space shall make up a minimum of 20 percent of the site area. The recreation area required under section 23-310 may be included to meet the open space requirement except that recreation buildings and parking areas shall not be included.

Staff comment: meets this requirement

c.

Lighting. Lighting is adequate for safety and enhances the streetscape, residential sites, parking areas, signs, and recreation facilities without being excessive or creating glare.

Staff comment: Site lighting plan shall be reviewed upon Site Development Permit application.

d.

Relationship to surrounding area. The development is not isolated from the surrounding community, but is an integral part of the community.

Staff comment: Meets this requirement to the greatest extent feasible. Connectivity to the west and north is limited. Number of access point permitted on Burns and Mammoth are subject to the approval of Polk County.

e.

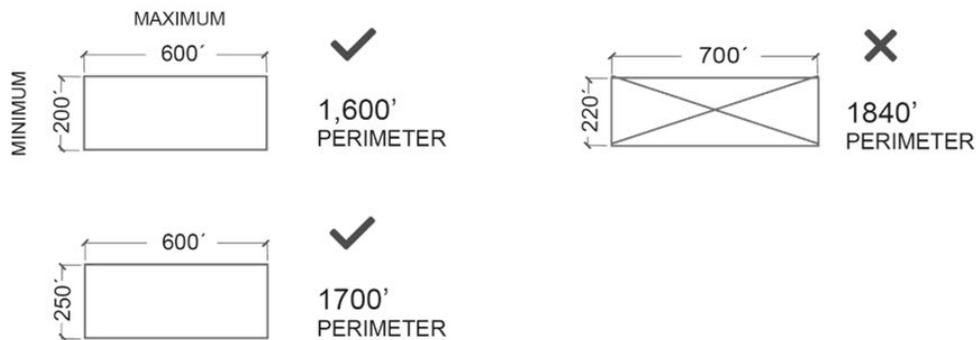
Overall design. The layout of the development is suited to the configuration and characteristics of the land and integrates natural features into the overall design, including wetlands, ponds, hills, and vegetation.

Staff comment: The site is high and dry, and vegetated with failing citrus.

23-443.2 New development block standards.

a.

New developments proposing a street network shall adopt a traditional block pattern. Block length shall be 200 feet or greater, but shall not exceed 600 feet, with a perimeter of less than 1,800 feet. For the purpose of this section, block shall be defined as a group of lots within well-defined and fixed boundaries, usually surrounded by streets.

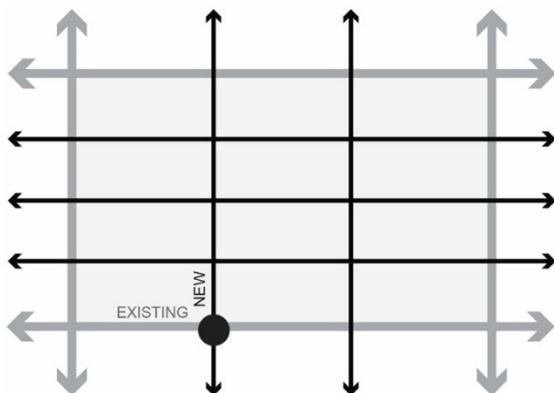


Staff comment: Block lengths do not exceed the code maximum.

23-443.3 Streets.

a.

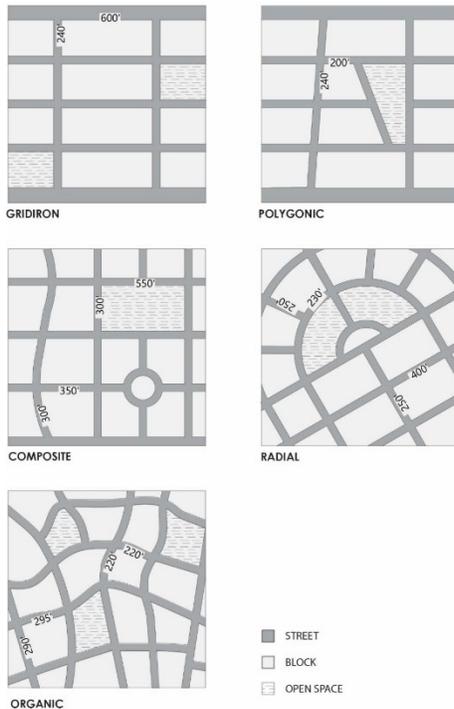
New streets shall connect to existing streets to create new street grids and patterns. The street layout of a new neighborhood shall provide for the continuation of streets already existing in adjacent areas. Stub-outs to adjacent undeveloped parcels shall be provided with a spacing no greater than 1,000 feet.



Staff comment: Street interconnectivity is achieved to the greatest extent feasible.

b.

Street grids can include a variety of patterns, as shown in the graphics below, with blocks of equal or varying sizes provided they meet the block length requirements outlined in section 23-443.1, new development block standards.



Staff comment: Street pattern is gridiron.

23-443.4 Street tree standards.

a.

Street trees shall be planted on both sides of the street, within the eight-foot planting zone located between the back of curb and sidewalk and shall be spaced between 25 and 50 feet, depending on appropriateness for species type.

Staff comment: Street trees are proposed. Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

b.

Allowable street trees species include Live Oak, Cathedral Live Oak, Shumard Oak, Allee Elm and Red Maple. All street trees must have a minimum three-inch caliper at planting.

Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

c.

Provide a diversity of species within each neighborhood but maintain the same species for the street segments of each neighborhood block.

Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

d.

Street trees are required to have root barriers. Root barriers shall be approved by the administrative official prior to planting.

Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

23-443.5 *Sidewalks*. Sidewalks constructed in accordance with this section shall be provided in all new developments and along all streets on which a development has frontage.

a.

Sidewalks shall be provided on both sides of all streets.

Staff comment: Sidewalks are proposed on both sides of the streets.

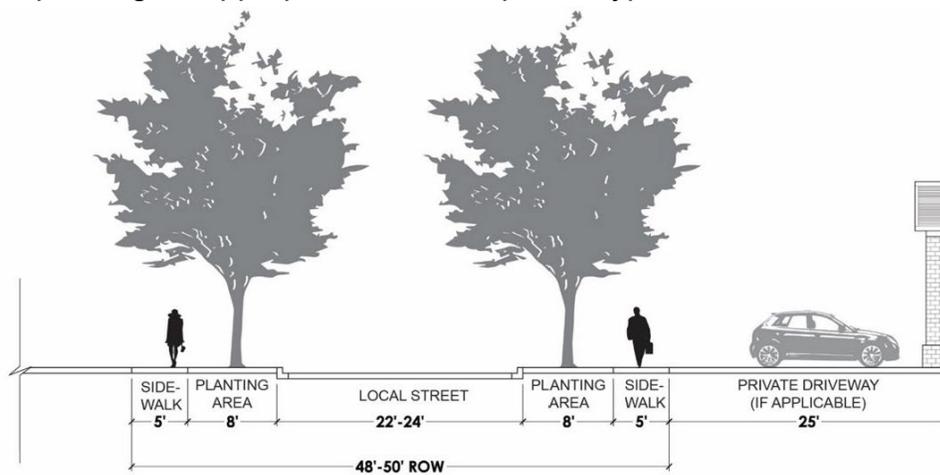
b.

The sidewalks shall be concrete and shall be a minimum of four inches thick. Sidewalks shall be a minimum of five feet wide.

Staff comment: Sidewalk construction will adhere to the standards of this section, as well as the City's Public Works Development Standards.

c.

There shall be at minimum an eight-foot-wide strip of landscaped area (as defined in section 23-307) between the sidewalk and curb in which a tree as defined in section 23-307 shall be planted with consistent spacing, between 25 and 50 feet, depending on appropriateness for species type.



Staff comment: Landscape plan will be reviewed following Site Development Permit application and will be required to adhere to this section, as well as Section 23-307 of the Land Development Code.

23-443.6 *Driveways*. Single-family detached, single-family attached (townhouses), and duplexes.

a.

Lots with a width greater than 60 feet may have one driveway not exceeding 20 feet in width.

b.

Lots with a width of 50 feet to less than 60 feet may have one driveway, not exceeding 12 feet in width.

c.

Lots with a width of less than 50 feet are not allowed a front driveway and shall provide access via a rear alley.

Staff comment: Lots less than 50 feet in width are not proposed within Plan A. A Waiver from this requirement is requested within Plan B for the duplex lots.

d.

Curb cuts shall be located at least two-thirds of the distance of the lot frontage or 100 feet, whichever is less, from any intersecting roadways.

Staff comment: Driveways shall meet this standard.

e.

The minimum length of a driveway shall be 25 feet measured from the property line.

Staff comment: Driveways shall meet this standard.

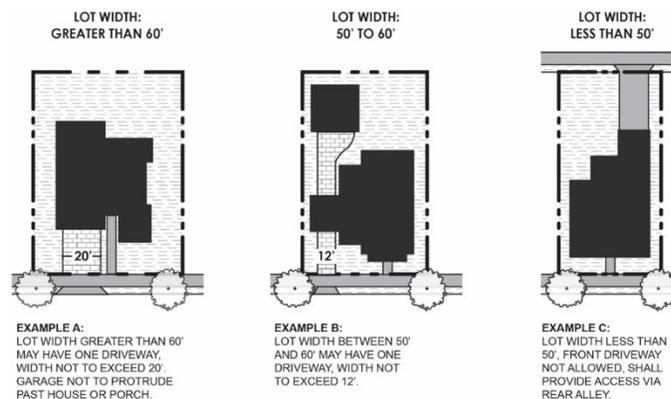
f.

Driveway aprons shall be located within the planting zone and not exceed a 12 percent grade.

Staff comment: Driveways shall meet this standard.

g.

Driveways must be of a different color and/or material that provides clear distinction to the concrete sidewalks.



Staff comment: Driveways within Plan A shall meet this standard. Duplex lots within Plan B are requested to be front-loaded, requiring a waiver from the Board.

23-443.7 Neighborhood parks.

a.

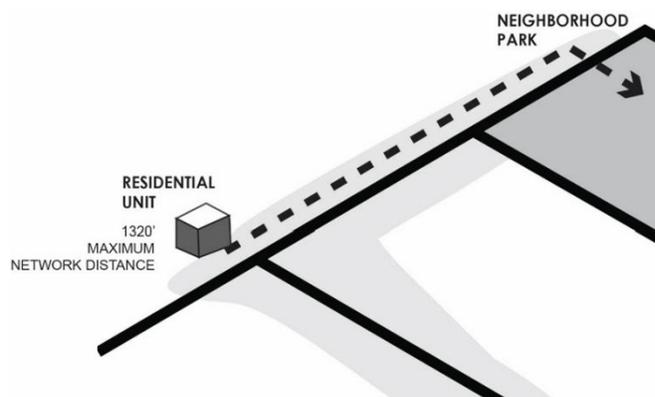
All residential lots shall be within 1,320 feet of a neighborhood park, based on walkable street/network distance.

Staff comment: Qualifying parks meet the distance requirement.

b.

Neighborhood parks must be a minimum of 32,670 square feet in size, with a minimum width of 40 feet.

Staff comment: Qualifying parks meet the width requirement.



Conditions of Approval:

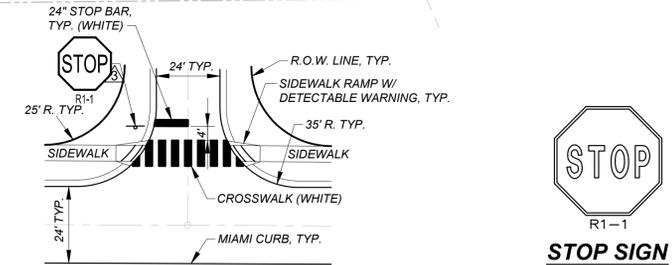
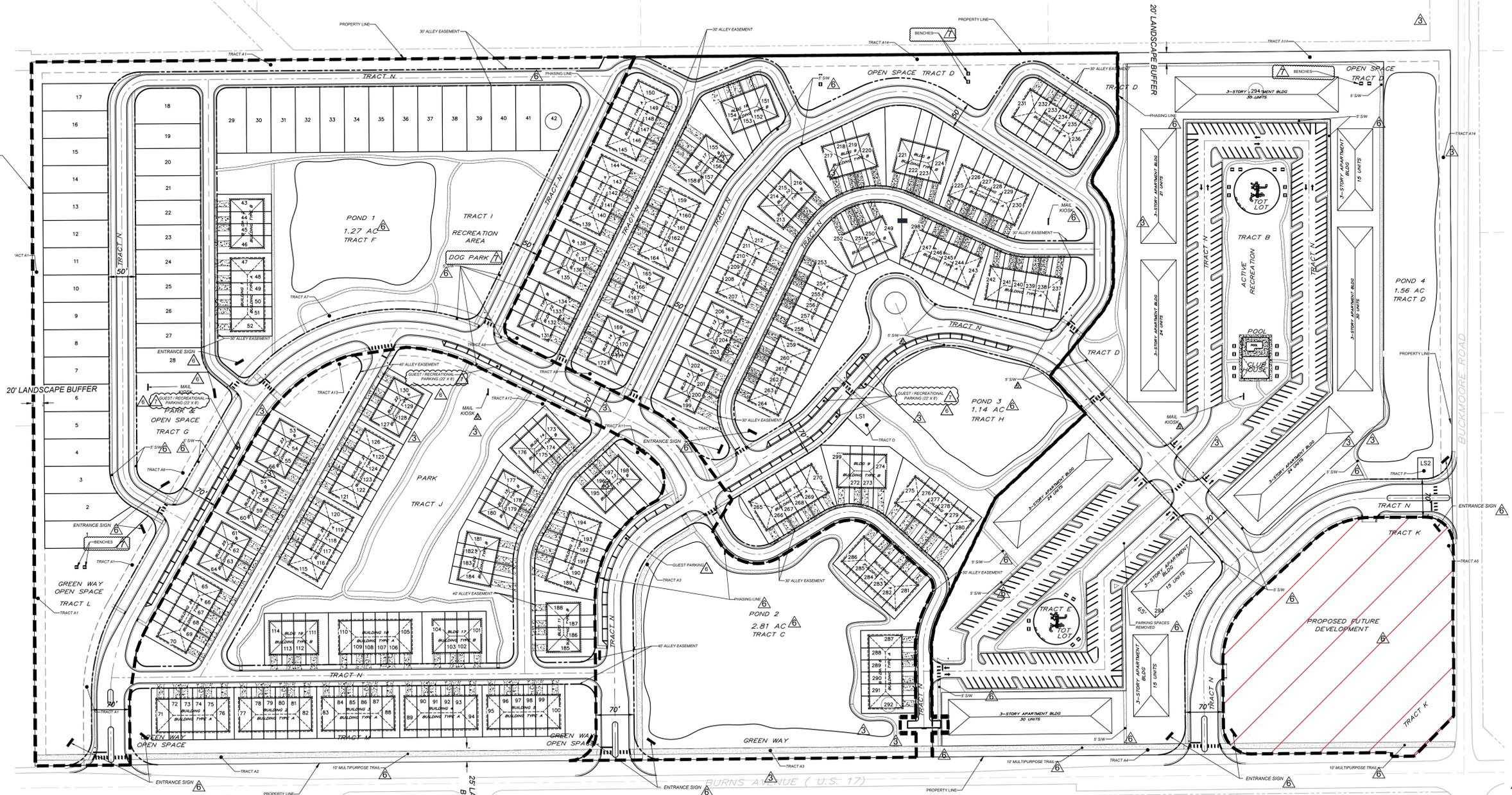
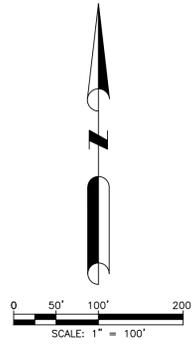
- 1.) A Detailed Landscape Plan is required at Site Development Plan Submittal and will be reviewed and approved by Staff and the City's Horticulturist.
- 2.) Decorative, dark sky friendly street lighting to minimize glare and reduce light pollution. Street lighting design to be approved by the City, and maintained by the HOA.
- 3.) Parking areas in the front yard for duplex lots shall not eliminate more than 50% of the area available for grass or landscaping, pursuant to Sec. 23-422.
- 4.) Mechanical equipment shall be located at the rear of the home and not permitted within side yards for all single family lots in the development.
- 5.) Although the City does not have front setback requirements, corner lots shall have a minimum front setback of 15 feet within the functional side yard.
- 6.) The developer must enter into a developer's agreement, capacity queue agreement and/or utilities agreement with the City, as applicable, and at the administrative official's discretion.

STAFF FINDINGS:

1. The amended plan is generally consistent with Section 23-443 Residential PDP Guidelines.
2. Including a mix of housing options within Plan Option B reflects the motion of the Planning and Zoning Board in November of 2025 to return to the Board with a plan that includes a mix of uses and/or variety of housing options.
3. This development site is located within the City's utility service area and will maximize existing infrastructure investments by connecting to municipal water and sewer.
4. Waivers of strict compliance for lot sizes and setbacks are not guaranteed through the PDP process. *The residential PDP process is intended to provide an opportunity for applicants to present alternative designs for new neighborhoods that may require waivers to lot sizes and setbacks so as to provide for a mix of uses and/or variety of housing options that meet or exceed the intent of the city's land development regulations to provide thriving neighborhoods.*

ATTACHMENTS

- Preliminary Development Plan for Iron Mountain, prepared by Dave Schmitt Engineering, dated November 21, 2023 (APPROVED PLAN)
- Iron Mountain Plan A and Plan B (AMENDED PLANS)



**TYPICAL INTERSECTION
SIGNING & STRIPING DETAIL**



F:\CBD15\CAD\Plans\NEW4 OVERALL SITE PLAN.dwg, 11/21/2023 2:19:29 PM

DSE
**DAVE SCHMITT
 ENGINEERING, INC.**
 12301 Lake Underhill Road Suite 241
 ORLANDO, FL 32828
 407-207-9088 FAX 407-207-9089
 Certification of Authorization #27471

REVISIONS		DATE	BY	DESCRIPTION
		10-20-2023	JT	REV #6 PER CITY
		09-22-2023	JT	REV #4 PER CLIENT
		12-28-2022	HM	REV #3 PER CITY
		11-30-2022	BQ	REV #2 PER CITY
		09-20-2022	BQ	REV #1 PER CITY
11-20-2023	JT			REV #7 PER CITY

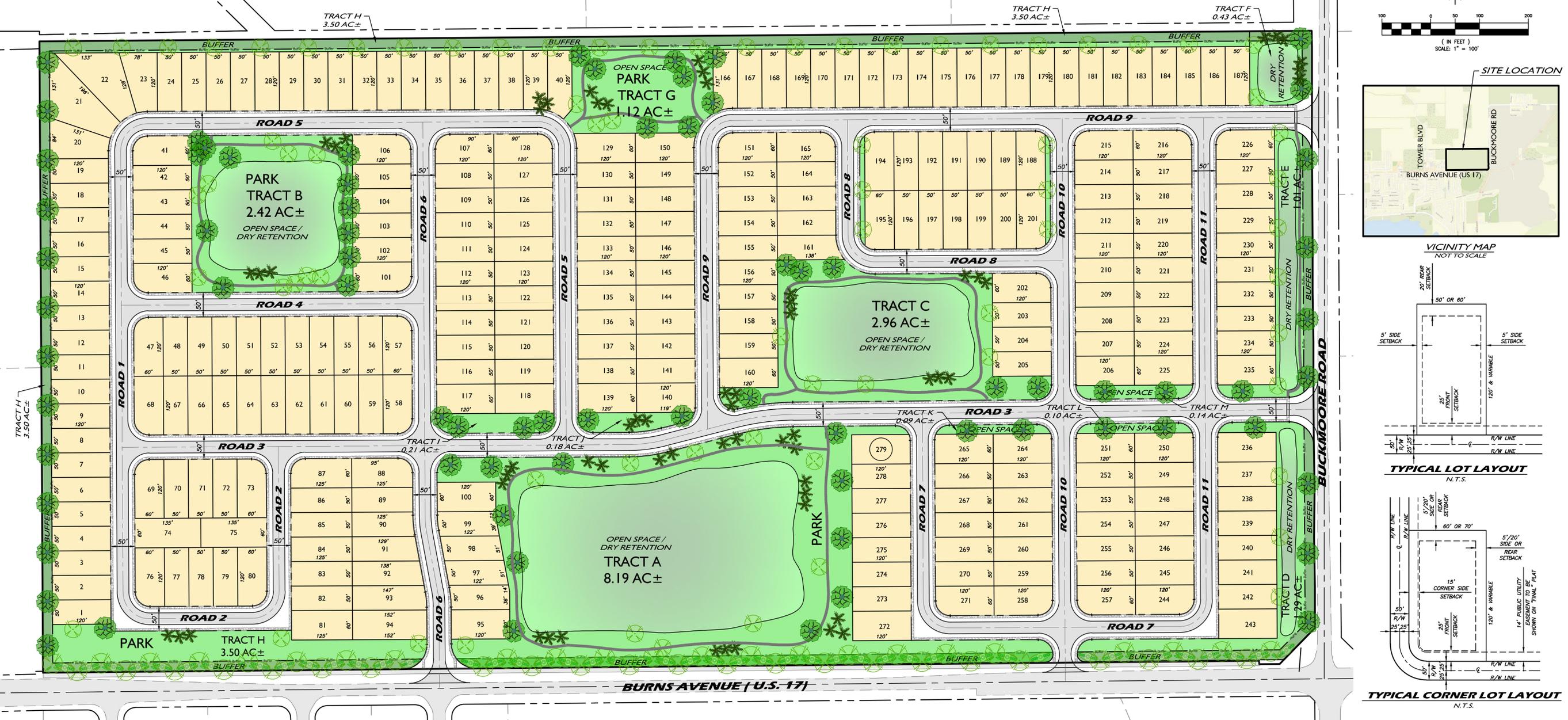
DAVE M. SCHMITT
 FLORIDA REG. NUMBER
 48274

OVERALL SITE PLAN
IRON MOUNTAIN
LAKE WALES, FLORIDA

DATE: JULY 2023
 PROJECT NO.: CBD-15
 DRAWN BY: SR
 CHECKED BY: DSE
 SCALE: 1"=100'
 SHEET: 04 OF 09

IRON MOUNTAIN

PRELIMINARY DEVELOPMENT PLAN "A"



DESIGNED BY: JCM
DRAWN BY: JAG
CHECKED BY: JCM

BY	NO	DATE	REVISIONS
JAG	1	04-10-25	REVISE COMMERCIAL LAYOUT
JAG	2	07-09-25	REVISE LOT AND ROAD LAYOUT
JAG	3	08-07-25	REVISE LOT AND ROAD LAYOUT
JAG	4	09-03-25	REVISE LOT AND ROAD LAYOUT
JAG	5	09-24-25	REVISE LOT AND ROAD LAYOUT
JAG	6	11-26-25	REVISE LAYOUT, ADD DUPLEX LOTS
JAG	7	12-05-25	REVISE LAYOUT PER CITY COMMENTS

279 UNITS OVERALL CONCEPT PLAN A

IRON MOUNTAIN LAKE WALES, FL

6700 SOUTH FLORIDA AVENUE
SUITE 4
LAKELAND, FLORIDA 33813

ELITE DIGN

SHEET 01

LEGAL DESCRIPTION

LOTS A TO H, INCLUSIVE IN BLOCK 41 OF MOUNTAIN LAKE, AN UNRECORDED PLAT, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 28 EAST, LESS THE MAINTAINED RIGHT OF WAY AND LESS THE MAINTAINED RIGHT OF WAY AS RECORDED IN O.R. BOOK 4884, PAGE 1111, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 76.28 ACRES ±.

PER CITY OF LAKE WALES GENERAL STANDARDS AND REGULATIONS THE PDP PROCESS IS INTENDED TO ENCOURAGE HIGH QUALITY SITE DESIGN, A FLEXIBILITY IN PROJECT LAYOUT, MAXIMIZE COMMON OPEN SPACE AND LANDSCAPING AND CREATE ESSENTIAL NEIGHBORHOODS. THE PROPOSED PLAN IS SUPERIOR TO THE STANDARD SUBDIVISION BECAUSE:

- THE FLEXIBILITY PROVIDES A BALANCE BETWEEN THE PROPOSED NUMBER OF LOTS AND TO MAXIMIZE THE OPEN SPACE FOR LANDSCAPING AND ACTIVE RECREATION. THE FLEXIBILITY OF DIFFERENT TYPE OF LOTS SIZE GIVES THE NEIGHBORHOOD A DIVERSE PERCEPTION AND NOT A FLATNESS COMMUNITY.
- PROVIDING TWO (2) SIDEWALKS WILL GIVE FUTURE RESIDENTS SAFE LEISURE AROUND THE COMMUNITY AND PROVIDE ENJOYABLE ACTIVITIES FOR EACH HOUSEHOLD.
- MAXIMIZING THE OPEN SPACE WILL CREATE ORIGINAL Y IN DESIGNS FOR LANDSCAPING WHICH WILL ENHANCE THE "NATURAL FEATURES" OF THE PROPERTY.
- PROPOSING MORE LOTS WILL GENERATE NEW RESIDENTS WHICH WILL HELP INCREASE REVENUE FOR CITY OF LAKE WALES.

LIST OF WAIVERS:

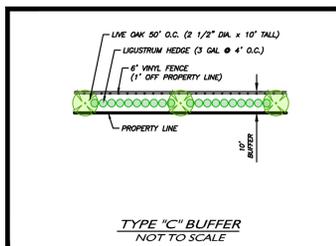
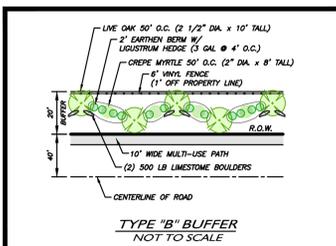
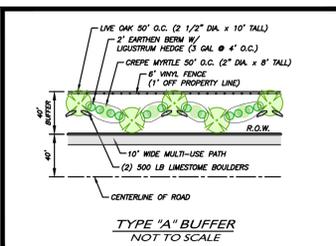
- SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET ON SINGLE FAMILY LOTS.
- REAR SETBACKS FROM 15 FEET TO 20 FEET.
- SIDE YARD SETBACKS ON CORNER LOTS FROM 25 FEET TO 15 FEET.
- MINIMUM ROAD FRONTAGE FOR LOTS IN R-3 FROM 75 FEET MIN. TO 50 FEET MIN.

TRACT	DESCRIPTION	ACRES
A	OPEN SPACE, PARK, DRAINAGE & RECREATION	8.19
B	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.42
C	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.96
D	PARK, OPEN SPACE & DRAINAGE	1.81
E	OPEN SPACE & DRAINAGE	1.01
F	OPEN SPACE & DRAINAGE	0.43
G	PARK, OPEN SPACE & DRAINAGE	1.12
H	OPEN SPACE & BUFFER	3.50
I	OPEN SPACE & BUFFER	0.21
J	OPEN SPACE & BUFFER	0.18
K	OPEN SPACE & BUFFER	0.09
L	OPEN SPACE & BUFFER	0.10
M	OPEN SPACE & BUFFER	0.14
TOTAL		22.16

SINGLE FAMILY LOT COUNT			
MINIMUM LOT AREA	MINIMUM SIZE	NUMBER OF LOTS	%
6,000 S.F.	50' x 120'	279	100.0%
TOTAL UNITS		279	100.0%

SITE DATA:

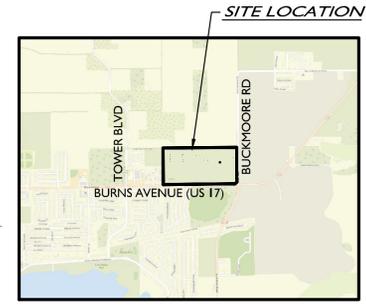
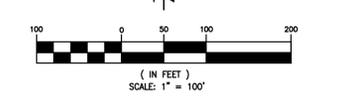
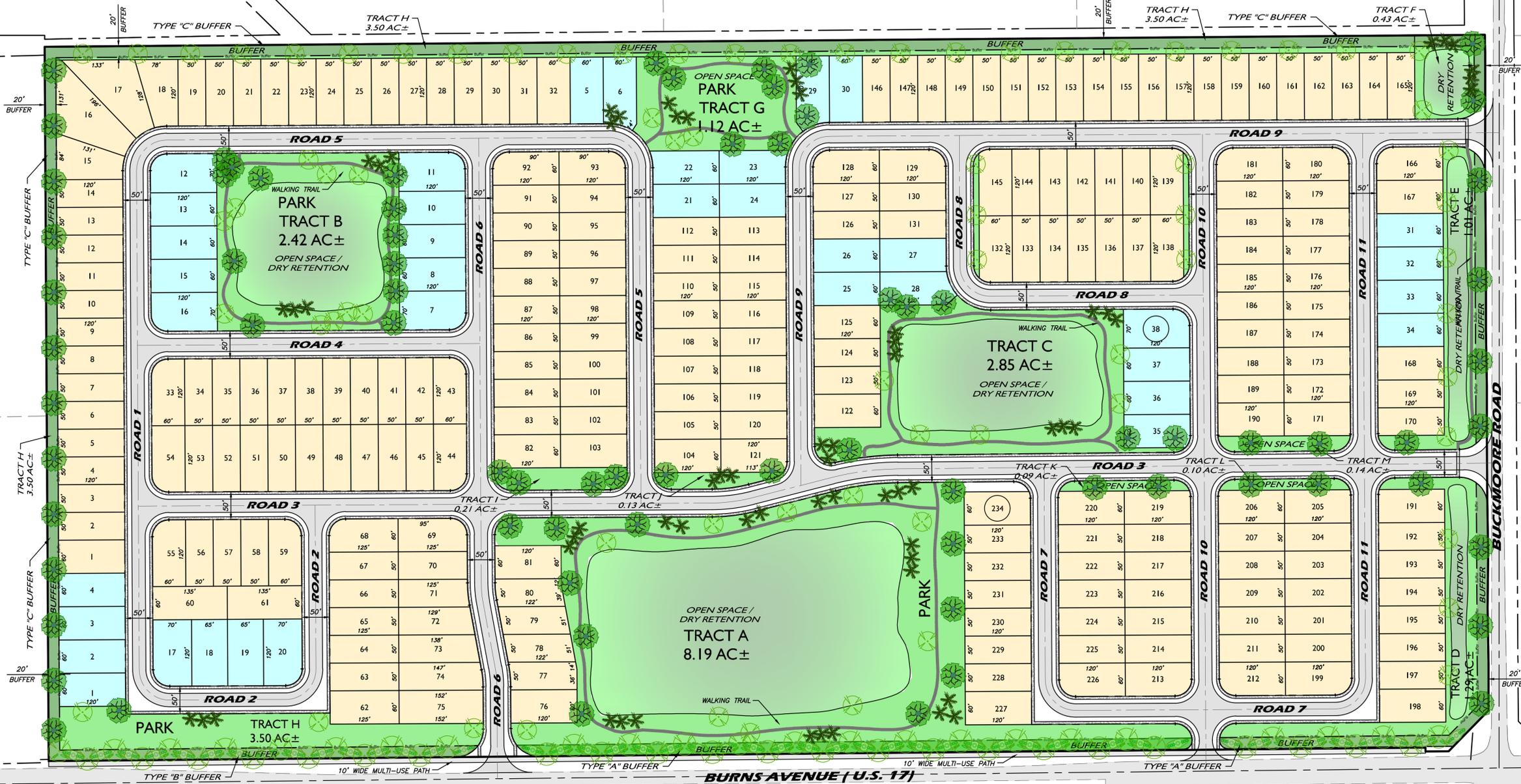
PARCEL NUMBER:	272922-866300-041010
TOTAL LAND AREA:	76.28 ACRES ±
TOTAL NO. OF UNITS	279 UNITS
DENSITY (UNITS / ACRES)	3.66 D.U. / PER ACRE
SETBACKS:	
FRONT:	25 FEET
SIDE:	5 FEET
REAR:	20 FEET
RETENTION AREA:	8.85 ACRES ± = 12%
PARK/OPEN SPACE / GREEN AREA:	13.31 ACRES ± = 17%
TOTAL RETENTION & GREENSPACE:	22.16 ACRES ± = 29%
UNDERLYING LAND USE:	R1-A



ALL LANDSCAPING BUFFERS WILL MEET OR EXCEED THE CITY OF LAKE WALES REQUIREMENTS.

IRON MOUNTAIN

PRELIMINARY DEVELOPMENT PLAN "B"



LIST OF WAIVERS:

1. WAIVER FROM REQUIRED ALLEY WAYS FOR LOTS SMALLER THAN 50 FEET IN WIDTH.
2. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET ON SINGLE FAMILY LOTS.
3. REAR SETBACKS FROM 15 FEET TO 20 FEET.
4. SIDE YARD SETBACKS ON CORNER LOTS FROM 25 FEET TO 15 FEET.
5. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET AND 0 FEET SETBACK FOR INTERIOR DUPLEX LOTS.
6. IMPERVIOUS MAXIMUM LOT COVERAGE FOR DUPLEX LOTS FROM 60% TO 70%.
7. MINIMUM ROAD FRONTAGE FOR LOTS IN R-3 FROM 75 FEET MIN. TO 50 FEET MIN.

TRACT SUMMARY		
TRACT	DESCRIPTION	ACRES
A	OPEN SPACE, PARK, DRAINAGE & RECREATION	8.19
B	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.42
C	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.85
D	PARK, OPEN SPACE & DRAINAGE	1.29
E	OPEN SPACE & DRAINAGE	1.01
F	OPEN SPACE & DRAINAGE	0.43
G	PARK, OPEN SPACE & DRAINAGE	1.12
H	OPEN SPACE & BUFFER	3.50
I	OPEN SPACE & BUFFER	0.21
J	OPEN SPACE & BUFFER	0.13
K	OPEN SPACE & BUFFER	0.09
L	OPEN SPACE & BUFFER	0.10
M	OPEN SPACE & BUFFER	0.14
TOTAL		21.48

(MIXED USE DEVELOPMENT)

RESIDENTIAL UNIT COUNT				
MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
6,000 S.F.	50' x 120'	SINGLE FAMILY LOT	234	75.5%
3,600/7,200 S.F.	60' x 120'/30' x 120'	(38) DUPLEX LOT	76	24.5%
TOTAL UNITS			310	100.0%

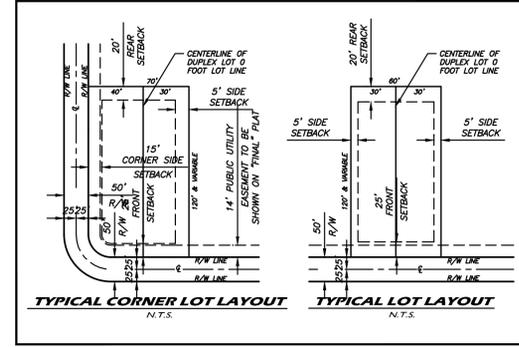
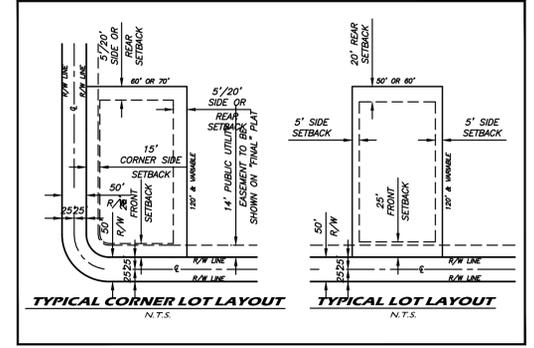
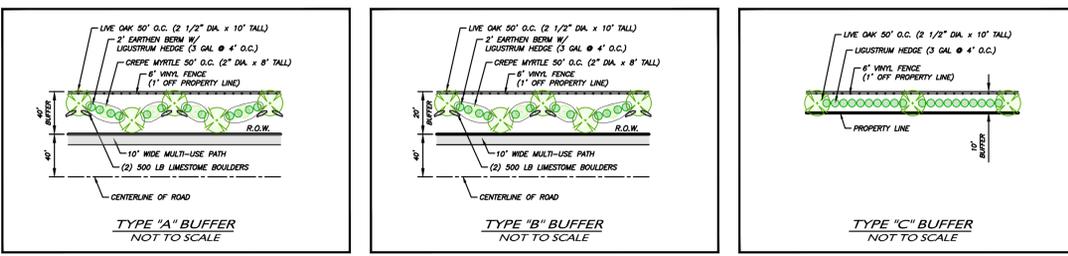
SITE DATA:	
PARCEL NUMBER:	272922-866300-041010
TOTAL LAND AREA:	76.28 ACRES ±
TOTAL NO. OF UNITS	310 UNITS
DENSITY (UNITS / ACRES)	4.06 D.U. / PER ACRE
SETBACKS:	
FRONT:	25 FEET
SIDE:	5 FEET
REAR:	20 FEET
RETENTION AREA:	7.15 ACRES ± = 9%
PARK/OPEN SPACE / GREEN AREA:	14.33 ACRES ± = 19%
TOTAL RETENTION & GREENSPACE:	21.48 ACRES ± = 28%
UNDERLYING LAND USE:	R-1A

LEGAL DESCRIPTION

LOTS A TO H, INCLUSIVE IN BLOCK 41 OF MOUNTAIN LAKE, AN UNRECORDED PLAT, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 28 EAST, LESS THE MAINTAINED RIGHT OF WAY AND LESS THE MAINTAINED RIGHT OF WAY AS RECORDED IN O.R. BOOK 4884, PAGE 1111, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 76.28 ACRES ±.

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- PROPOSING MORE LOTS WILL GENERATE NEW RESIDENTS WHICH WILL HELP INCREASE REVENUE FOR CITY OF LAKE WALES.



ALL LANDSCAPING BUFFERS WILL MEET OR EXCEED THE CITY OF LAKE WALES REQUIREMENTS.

c:\Users\john.gillespie\OneDrive\Iron Mountain - warancker\DWG\CONCEPT-PD\IRON MOUNTAIN CONCEPT PLAN.dwg, 12/23/2025 10:43 AM, John Gillespie

BY	DATE	REVISIONS
JAG	04-10-25	8 REVISE COMMERCIAL LAYOUT
JAG	07-09-25	8 REVISE LOT AND ROAD LAYOUT
JAG	08-07-25	9 REVISE LOT AND ROAD LAYOUT
JAG	09-03-25	9 REVISE LOT AND ROAD LAYOUT
JAG	09-24-25	11 REVISE LOT AND ROAD LAYOUT
JAG	11-26-25	12 REVISE LAYOUT, ADD DUPLEX LOTS
JAG	12-02-25	13 REVISE LAYOUT PER CITY COMMENTS

310 UNITS
OVERALL CONCEPT
PLAN B
IRON MOUNTAIN
LAKE WALES, FL

6700 SOUTH FLORIDA AVENUE
 SUITE 4
 LAKELAND, FLORIDA 33813
ELITE DIGN
SHEET 01