

# CITY OF LAKE WALES

## PLANNING AND ZONING BOARD MEETING

City Commission Chambers

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

February 24, 2026 at 5:30pm

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Special Board Meeting January 13, 2026

Documents:

[1.13.2026 DRAFT.PDF](#)

3.II. Regular Board Meeting January 27, 2026

Documents:

[1.27.2026 DRAFT.PDF](#)

4. Communications And Petitions

5. New Business

6. Capo SEUP – Special Exception Use Permit Approval For Outdoor Display And Sales – Public Hearing Required

Documents:

[PZ STAFF REPORT CAPO - SEUP 2.24.2026.PDF](#)

[CAPO PROJECT NARRATIVE.PDF](#)

[CAPO SITE PLAN.PDF](#)

7. Easy Access – Special Exception Use Permit Approval For Automotive Sales – Public Hearing Required

Documents:

[PZ STAFF REPORT EASY ACCESS - SEUP 2.24.2026.PDF](#)

[EASY ACCESS NARRATIVE.PDF](#)

[EASY ACCESS SITE PLAN.PDF](#)

8. McKenna Property – Small-Scale Comprehensive Plan Map Amendment And Zoning Map Amendment - Public Hearing Required

Documents:

[STAFF REPORT MCKENNA BROS FLUM AND ZONING 2.24.2026.PDF](#)

9. Amendments To Chapter 23, Zoning, Land Use, And Development Regulations - Public Hearing Required

Documents:

STAFF REPORT LDR AMENDMENTS 2.24.2026.PDF  
ZONING MAP\_20250715.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 SPECIAL BOARD  
SPECIAL MEETING  
January 13, 2026 5:30PM**

The City of Lake Wales Planning and Zoning Board held a special meeting on January 13, 2026 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:**

<b>Dept. of Planning and Development</b>
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. 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. **Eagle Ridge Mall SEUP – Special Exception Use Permit Approval for outdoor sales and events – Public Hearing Required**

**PROJECT:** Eagle Ridge Mall SEUP  
**APPLICANT:** Curtis Gibson, authorized agent for owner  
**APPROVAL:** Special Exception Use Permit Approval for outdoor sales and events  
**PUBLIC HEARING:** Notice Requirements have been met

Ms. Cochella explained the purpose of this meeting and location of the project.

The board held a discussion with Ms. Cochella.

Ms. Cochella presented the staff report.

The board held a discussion with Ms. Cochella.

Board member, Casey McKibben, recused himself and left the meeting.

Curtis Gibson, Mall Manager, spoke about the events and held a discussion with the board. 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 for continued discussion.

The board held a discussion with Ms. Cochella and Mr. Gibson.

Mr. Wilkinson made a motion to approval the special exception use permit for outdoor sales and events in pursuant of 23-343.c with the only change being with number one on the conditions of approval to be changed from three years to one year.

Mr. Rio 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 meeting adjourned at 6:15 PM

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Attest: Recording Secretary

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Chairperson

DRAFT - NOT APPROVED

**MINUTES  
PLANNING AND ZONING BOARD SPECIAL  
MEETING**

**January 27, 2026 5:30PM**

The City of Lake Wales Planning and Zoning Board held a meeting on January 27, 2026 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:**

<b>Dept. of Planning and Development</b>
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 – Eric Rio and Mark Bennett were absent but a quorum was present. Secretary was informed of their absence prior to the meeting.
3. APPROVAL OF MINUTES  
Meeting November 20, 2025  
Mr. Colburn made a motion to approve the minutes. Mr. Blackburn 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. **Watermill Express – Special Exception Use Permit Approval for outdoor display and sales – Public Hearing Required**

**PROJECT:** Watermill Express  
**APPLICANT:** Michelle Kucaba, authorized agent for owner  
**APPROVAL:** Special Exception Use Permit for Outdoor Display and Sales as an accessory use  
**PUBLIC HEARING:** Notice Requirements have been met

Ms. Hancock presented the staff report.

The board held a discussion with Ms. Cochella.

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.

Mr. Colburn recommended approval for the special exception use permit with the associated condition

of approval.

Mr. Blackburn 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	Scott Blackburn Yes	Mark Bennett
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The motion passed.

**7. 242 Scenic Hwy S – Landscape Buffer Waiver Request and Amendment to a Special Exception Use Permit for Automotive Sales & Repair Use – Public Hearing Required**

**PROJECT:** 242 Scenic Hwy S  
**APPLICANT:** HAB Holdings LLC, owner  
**APPROVAL:** Landscape Buffer Waiver Request and Amendment to a Special Exception Use Permit for Automotive Sales & Repair Use  
**PUBLIC HEARING:** Notice Requirements have been met

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

The board held a discussion with Ms. Cochella.

Henry Keababjian, owner of HAB Holdings LLC, explained why he believes the landscape failed and the original cost of the landscape buffer.

The board held a discussion with Mr. Keababjian.

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

David Price, President of Bok Tower Gardens, expressed that the board should hold the business owners to the landscape standards provided by the city.

Charlene Bennett stated that the city's horticulturalist, Kevin Polk, should consult with this business owner to provide help.

Tim Bragg questioned the names of certain roads within the city.

Ms. Love closed the public hearing and brought it back to the board for discussion.

Ms. Cochella explained the city's horticulturalist, Kevin Polk's position and what was asked from him within this request.

Ms. Cochella and the board held a discussion.

Mr. Blackburn moved that the board follow staff recommendation with the denial of the landscape buffer waiver request.

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	Scott Blackburn Yes	Mark Bennett
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The motion passed.

**8. 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 background and location of the project. She also presented the staff report.

John McVay from Elite Design in Lakeland FL, spoke about the changes within the design of the project.

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

David Waronker with CBD Real Estate and CBD Land Investors, spoke about the reasoning behind the duplexes being presented within this project.

Mr. McVay spoke about the reduction in density and the provided an explanation regarding specific details of the project currently under consideration.

Ms. Love opened the public hearing.

Tim Bragg, lives off of Alta Vista Street, questioned about the roads, sewer and water.

Ms. Cochella explained the roads within the project and access points.

Molly Hale, lives on Emerald Avenue, questioned about the development access and if there is going to be a wall around the development.

Anna Clarke, lives off of Beverly Drive, spoke about her excitement for this development and expressed her concerns on the traffic in the area. She explained that she is from England and the culture and design is different there.

David Price, 813 Campbell Ave, explained his concerns with the changes to this project and how it does not reflect Lake Wales Envisioned.

Charlene Bennett expressed her concerns about the changes and the developer to this project.

Catherine Price explained the history of this project, her concerns about the waivers being requested, and the value of the existing homes being decreased due to the developments.

Molly Hale spoke again about the concerns about parking within this project.

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

David Waronker spoke about the history of this project, Lake Wales Envisioned and his reasoning behind requesting these changes within the project.

The board held a discussion.

Mr. Blackburn moved that the board deny the recommendation of approval based off of plan A and plan B are not superior to the original approved plan.

Mr. Wilkinson 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	Scott Blackburn Yes	Mark Bennett
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3 – yay and 2 - nay

The motion passed.

**9. 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 presented the staff report.

John McVay from Elite Design in Lakeland FL, spoke about the changes within the design of the project.

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

Catherine Price expressed her concerns with this developer and the project.

Richard Spohn, 1510 Chamberlain Loop, spoke about his concerns on the infrastructure, schools and the number of developments currently being built.

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. Colburn recommended the board approve the special exception use permit for the PDP plan option B with associated waivers of strict compliance, conditions of approval to include waiving section 23-443.6 concerning driveways, to allow front driveways.

Mr. Wilkinson seconded the motion.

Ms. Love asked for a roll call vote.

Chair Kyra Love No	Vice Chair Bud Colburn Yes	Roy Wilkinson Yes	Casey McKibben No	Eric Rio	Scott Blackburn No	Mark Bennett
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The motion failed.

Mr. McKibben recommended denial to City Commission for the major modification for the special exception use permit for a Planned Development Project and Preliminary Subdivision Plat for plan option B with waivers of strict compliance and conditions of approval.

Mr. Blackburn seconded the motion.

Ms. Love asked for a roll call vote.

Chair Kyra Love Yes	Vice Chair Bud Colburn No	Roy Wilkinson No	Casey McKibben Yes	Eric Rio	Scott Blackburn Yes	Mark Bennett
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The motion passed.

The meeting adjourned at 7:23 PM

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Attest: Recording Secretary

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Chairperson

DRAFT - NOT APPROVED

**MEMORANDUM**

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**DATE:** February 24, 2026

**TO:** Planning and Zoning Board

**FROM:** Shannon Hancock, Development Coordinator

**VIA:** Autumn Cochella, AICP, FRA-RA, Growth Management Consultant

**SUBJECT:** Special Exception Use Permit Approval for outdoor display and sales as an accessory use  
10 1<sup>st</sup> Street S  
PID: 273002-907000-001321

**PUBLIC HEARING** – Requirements have been met.

**SYNOPSIS:** Melinda Kalogridis, *authorized agent for owner, Capo Security Inc, is requesting approval of a Special Exception Use Permit to allow for outdoor display and sales for a taco truck to remain on site.*



Location Map

## RECOMMENDATION

Staff recommends approval of a Special Exception Use Permit for outdoor display and sales, with conditions of approval.

## BACKGROUND

The taco truck is located on the Capo Security Inc site along 1<sup>st</sup> Street. The taco truck has been operating on the site under the City's Mobile Food Vending Ordinance, which requires that the mobile food vending activity move every 72 hours. This site received a code violation for the food truck in September 2025. The authorized agent, Melinda Kalogridis, on behalf of the Capo Security Inc, is requesting permission through the Outdoor Display and Sales code section to remain on site.



Site Plan Provided

The truck is currently operating out of compliance with the Mobile Food Vending Ordinance, as it is not moving locations every 72 hours. Within the project narrative, the authorized agent for the owner requests permission for the following on site, in addition to the mobile food vending vehicle:

- 1.) Seating area with canopy or umbrella.
- 2.) Signage.

## CODE REFERENCE

Sec. 23-343

*Special exception use permit*—Outdoor sales and events. Outdoor sales and events require a special exception use permit (see section 23-216 for approval process) unless

exempt or otherwise allowed under this section. A special exception use permit is also required if any of the following conditions apply:

1.

The floor area of the building or plaza on the site where the event is to take place exceeds 20,000 square feet, and the event or sale involves outdoor area beyond the sidewalk immediately adjacent to the applicant business;

2.

The request is for an outdoor sale or event lasting longer than one year on a developed property;

3.

The request is for a sale or event on a vacant lot. No event, sale or display shall be approved on a vacant lot unless the lot is in a nonresidential district and is part of a substantially developed business park or commercial subdivision. Such events shall be approved for no longer than 30 days' duration;

4.

The request is for a periodic sale or event occurring more than four times per year;

5.

The request is for multiple locations for outdoor sales or events.

### *Staff Findings*

1. Outdoor sales areas proposed for long-term or repeated use require a special exception use permit.
2. The impacts on site circulation and parking on site are important considerations for this request. There is a history of negative impacts on adjoining businesses where the food truck customers are using their limited parking. This can be mitigated by using on-site directional signage which directs food truck customers to the Capo Security parking area.

### Conditions of Approval:

1. This approval shall expire one (1) year after the date of approval, unless the applicant applies for an extension of time on approval. A request for an extension of time on approval shall be reviewed by the Planning and Zoning Board.
2. The taco truck and site shall be kept in good, clean condition, so to not become unsightly and detract from the quality and appearance of the surrounding area.
3. Signage for the taco truck shall be affixed or displayed to the mobile food vending vehicle only. Other than a menu board not intended to be legible from the roadway, no other signs or flags are permitted as part of this application.
4. Temporary signs, banners, and flags require approval of a Temporary Sign Permit reviewed by the City's Planning Technician.
5. The operation shall not be expanded without the approval of the Planning and Zoning Board.

6. All vehicles must be parked in the designated area. Ongoing complaints made to the City regarding parking violations may lead to the revocation of the special exception use permit.
7. Failure to comply with the conditions of approval shall result in Code Compliance action, the potential revocation the Special Permit, and require re-review by the Planning and Zoning Board.

**OTHER OPTIONS**

Deny the request for approval of a Special Exception Use Permit for Auto Sales, stating a finding of fact.

**ATTACHMENTS**

Project Narrative and Site Plan

## Project Narrative

**Property Address:** 10 S 1st Street, Lake Wales, FL 33853

**Property Owner:** Capo Security Inc.

**Proposed Use:** Food Truck Operation

Capo Security Inc. is requesting site plan approval to allow a permanent food truck operation on the existing paved area at 10 S 1st Street in Lake Wales.

The initial operator will be *Lake House Kitchen 8, LLC*, which will operate year-round, seven days a week, from 10:00 a.m. to 8:00 p.m. The food truck will remain on-site full time and will be fully self-contained, with no utility connections. Waste bins will be provided by the operator, and all trash will be removed from the site daily.

The proposal includes the addition of outdoor covered seating for customers and the use of sandwich board-style signage associated with the food truck operation. No other physical improvements or changes to the property are proposed. Existing on-site parking is sufficient for customer use.

Operations are proposed to begin as soon as possible following City approval.

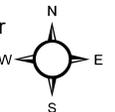
# Site Plan



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser  
 Polk County, Florida  
 December 10, 2025



**MEMORANDUM**

**DATE:** February 24, 2026

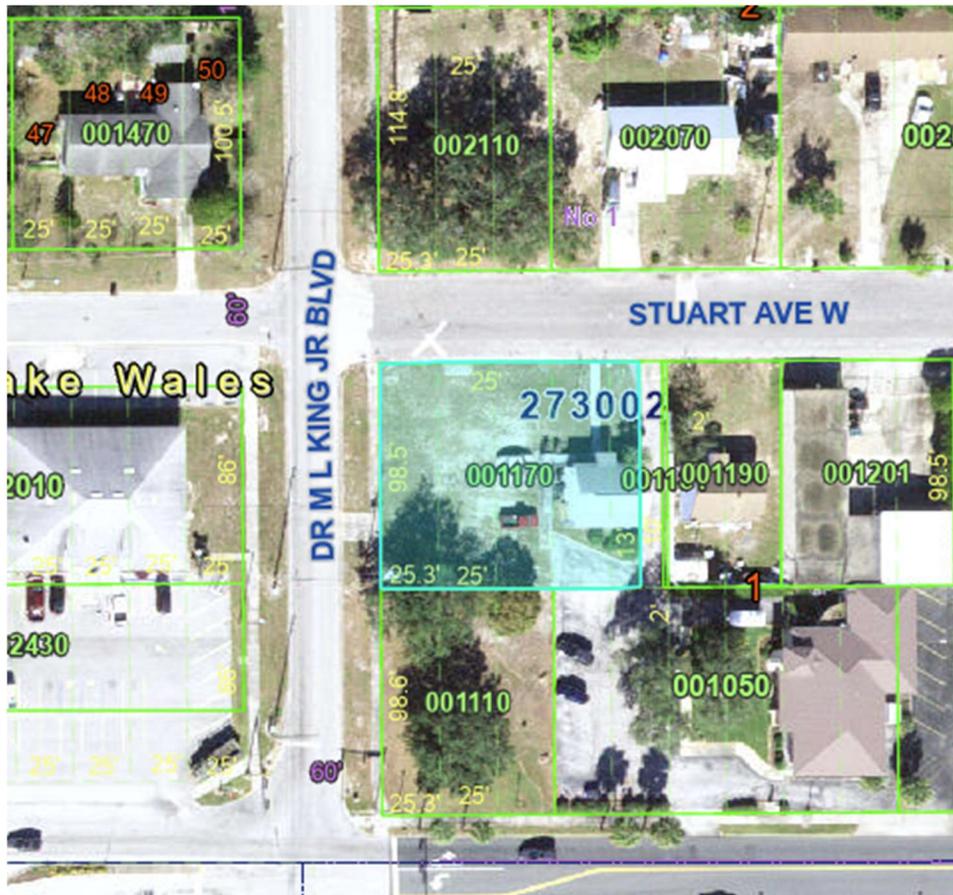
**TO:** Planning and Zoning Board

**FROM:** Shannon Hancock, Development Coordinator

**VIA:** Autumn Cochella, AICP, FRA-RA, Growth Management Consultant

**SUBJECT:** Special Exception Use Permit for Automotive Sales  
Address: 139 Stuart Ave W  
PID: 273002-908000-001170  
**PUBLIC HEARING** – Requirements have been met.

**SYNOPSIS:** *Ivory Wilson, owner, is requesting approval of a Special Exception Use Permit to allow for an automotive sales use in the C-2R zoning district.*



Location Map

## **RECOMMENDATION**

Staff recommends approval of the Special Exception Use Permit, including conditions of approval, finding that the proposed plan and conditions will improve the site and mitigate any potential adverse impacts of the use on the quality of the surrounding area.

## **BACKGROUND**

The property is located on the corner of Dr M L King Jr Blvd and Stuart Ave W. Surrounding properties to this property are made up of commercial and residential uses. This site received a code violation for no business tax receipt in August 2025 and the violation expanded to include the violation of uses in October 2025.



*Google Street View of 139 Stuart Ave W from July of 2024*

Due to current zoning and land development regulations, automotive sales in the C-2R zoning district are only permitted by Special Exception Use Permit with an approval from the Planning and Zoning Board. There has not been an active Business Tax Receipt at this location for over a year which makes the pre-existing use no longer valid without an approved Special Exception Use Permit. Throughout the recent years, the site has expanded beyond what was originally intended.

### *Proposed Site Plan*

The site plan proposes approximately 5,910 square feet of outdoor display for automotive sales and 788 square feet of sales within the existing office space.

Access to the site is along Dr M L King Jr Blvd and Stuart Ave with one (1) customer parking space, one (1) employee parking space and one (1) ADA/paved parking space. A waiver is being requested to reduce the number of required parking spaces, as the applicant has not provided sufficient parking for the site in accordance with Table 23-306B Minimum Off-Street Parking Requirements. Within the downtown district, the parking is flexible and can take advantage of on street parking. A waiver is also being requested to use gravel in lieu of paving the parking area.

Parking Calculations:

Automotive Dealerships	1 space per 250 square feet of retail sales area, plus 1 space per 1,000 square feet of outdoor display area
<i>Required Spaces</i>	$(788/250) + (5,910/1,000) = 9 \text{ spaces}$
TOTAL REQUIRED SPACES	9 spaces
PROVIDED	3 spaces

Non-residential tree density requirements have not been met where 3 trees are required by Section 23-307. A condition of approval includes planting of overstory trees within the landscape buffer area to meet the code requirements, as the code states trees shall be planted at a minimum of one tree for each 50 linear feet within the landscape buffer area. The proposed buffer includes a 2' high shrub; listed in the conditions of approval is language regarding requirements of a 6' high hedge. The addition of a landscaping buffer will greatly improve the existing site conditions.

*Per Section 23-433 – Special Exception Use Permit Review Criteria*

Per Section 23-431, special exception uses are land uses which have the potential of disturbing other land uses that shall be reviewed in terms of compatibility with surrounding uses or in ways that the use may be compatible through limitations of operations or enhancements of site design. The stipulations of approval are mandatory, and valid for the property as long as conditions are met. Review criteria for special exception uses provided in Section 23-433 to determine whether a use is appropriate and compatible with the neighbor are evaluated using the following:

*1. Consistency with the comprehensive plan, particularly in regard to the compatibility of the use with uses allowed under the future land use map classification of land in the neighborhood, whether those lands have been developed or not.*

**Typical uses for the Downtown District land use designation include uses such as financial institutions, specialty shops, restaurants, personal services, professional uses, cultural institutions, educational uses, mixed use, multi-family residential, public open space and governmental buildings. The intent of the district is to provide a mix of uses to create a walkable district.**

**Surrounding uses currently existing in the neighborhood include residential, retail shops, personal services, offices, and automotive uses. The proposed use is not unfamiliar to the surrounding area and existing uses.**

*2. The effect of the use on development and economic value of properties, including undeveloped lands, in the neighborhood.*

**The use of the site due to automotive uses and storage appear to be detrimental to the surrounding area in regard to appearance and attractiveness of the neighborhood, but provides a service for residents within the neighborhood. The auto repair component has been reduced to two bays which may improve the previous conditions of the site.**

*3. General compatibility of the use with existing land uses in the neighborhood with regard to proposed hours of operation, noise, fumes, dust, traffic, glare, dust, vibrations, and other characteristics. Conditions may be imposed such as requirements for buffers, noise barriers, additional setbacks, and/or limitations on activities and hours of operation to lessen impacts.*

**Landscaping buffers have been accommodated on the site along Dr M L King Jr Blvd and Stuart Ave W. The use of the site for auto sales is not unfamiliar to the surrounding property owners.**

*4. Suitability of building(s) in terms of size, type, and location on the site. Setbacks in excess of those required for the zone in which the property is located may be required to lessen the effect of the use.*

**The pre-existing building will not be affected with this request; however, the applicant has accommodated requirements for buffering and parking. Storage of vehicles to be sold are located on the side of the property and stacked to preserve room for site circulation for customer parking.**

*5. Adequacy of parking and ingress/egress to the site and buildings with particular regard for automobile and pedestrian safety and convenience, traffic generation, flow and control, and emergency access.*

**Primary access to the site is located off of Stuart Ave W. Customer parking is located in the front with additional street parking. The site has outdoor display and sales of vehicles stored at the front of the property, but are stacked to have more room for customer parking site circulation. Overall, the site is ultimately automobile oriented and may impede comfortable walkability for pedestrians, but does provide improvements such as landscaping for more comfortable shading.**

6. *Refuse and service areas, including loading and unloading facilities and practices, in regard to location, availability, adequacy, and effect upon surrounding properties.*

**Refuse collection has access from Stuart Ave W.**

7. *Utilities, in regard to location, availability, adequacy, and effect upon surrounding properties.*

**Water and sewer are available at this property and utility accounts have been established historically.**

8. *Proposed signs and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with the character of the neighborhood. Restrictions on sign types, sizes, locations, lighting, materials, and colors may be imposed for the purpose of increasing compatibility, provided adequate signage is allowed for viability of the proposed use.*

**No signage is proposed at this time; Signage shall be required to meet the standards set forth in Section 23-545, and building permits pulled for any additions.**

9. *Environmental quality of the area in which the use is proposed and the effect the special exception use might have on such quality.*

**All fluids must be disposed of in accordance to DEP best Management Practices and reported to the City of Lake Wales Public Works Department for approval relating to wastewater.**

10. *Buffering and screening of the use from surrounding properties and from view from public roads, pathways, and parks.*

**No derelict vehicles may be parked or stored in the outdoor display area. A landscape buffer shall be permanently maintained with shrubs located on the perimeter of all off-street parking areas. Currently proposed is buffer along Dr. M L King Jr Blvd and Stuart Ave W.**

Per Section 23-344 – Automotive Uses

*Automotive uses are those uses listed under "automotive uses" in Article VIII or any establishment involved in the sale, storage, or repair of motor vehicles. All automotive uses shall conform to all applicable provisions of this chapter, and, in addition, the following requirements shall apply:*

*a. Lifts and all other apparatus used in the repair or servicing of vehicles shall be located within buildings or areas screened from view of adjoining properties, public streets, and parks, except for gasoline and air pumps.*

**All repairs and derelict vehicles are prohibited on this site.**

*b. Motor vehicles incapable of being moved under their own power at any time will be stored, serviced or repaired within buildings designated for such purposes or within areas designated on a site plan approved pursuant to section 23-222. Such areas shall be screened from view from adjoining properties, public streets, and parks. Work on vehicles outside of buildings or screened areas shall be limited to minor and incidental repairs of short duration.*

**Outdoor display of vehicles for sales is screened with landscaping along Dr. M L King Jr Blvd and Stuart Ave W. Derelict vehicles will not be permitted on site.**

*c. All automotive uses engaged in the sale of vehicles, whether as a principal or accessory use shall have a sales office located within a building on the premises.*

**The applicant has provided 788 square feet of sales office for the automotive sales use.**

*d. All areas used for the parking, storage, or repair of vehicles shall be surfaced in a stable manner.*

**The vehicles stored outside for display and sales will be parked on gravel/millings according to the site plan.**

*e. Water from the washing of vehicles shall be discharged only in accordance with a valid state permit for the establishment or approval by the city's utilities director, as applicable. Exempt from this requirement are special events for the washing or cleaning of vehicles held by school or religious groups, non-profit clubs, or civic organizations, provided that the administrative official is notified in advance of such an event and provided the events are limited to two (2) days' duration and are held not more than four (4) times in a calendar year by any one organization or on any site.*

**Washing of vehicles have not been contemplated for the auto repair shop, to the best of staff's knowledge; A determination letter or revised permit from the Southwest Florida Water Management District is required prior to issuance of the**

**Certificate of Use and Business Tax Receipt regarding satisfactory drainage for the site.**

*Staff Findings*

1. Pre-existing conditions limit redevelopment and improvement on the site.
2. Expiration of the discontinued use requires a new application, to which the new use is required to be brought back up to code standards.

*Waivers of Strict Compliance Requested by Applicant:*

1. Waiver to reduce the number of parking spaces to three (3), as nine (9) is required by code.
2. Waiver to use gravel for parking in lieu of paving.

*Staff recommends the following Conditions of Approval:*

1. Storage of derelict vehicles or repairs on site will result in code compliance violation.
2. Displaying more than sixteen (16) vehicles for sale at this location will result in a code compliance violation.
3. The side and front perimeter fence may not exceed four (4) feet in height and constructed of new materials. Chain link fencing is prohibited.
4. The landscape buffer must be planted on the exterior of the perimeter fence.
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, and one (1) canopy tree per linear foot.
6. Irrigation for plantings shall be installed and inspected by the Zoning inspector prior to issuance of a Certificate of Use and Business Tax Receipt.
7. A separate building permit for signage shall be submitted, meeting Section 23-545.
8. 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. 23-222 Site Plans
- Sec. 23-306 Off-Street Parking and Vehicular Access
- Sec. 23-307 Landscaping Requirements
- Sec. 23-344 Automotive Uses
- Sec. 23-433 Review Criteria for Special Exception Uses

**OTHER OPTIONS**

Deny the request for approval of a Special Exception Use Permit for Auto Sales, stating a finding of fact.

**ATTACHMENTS**

Project Narrative and Site Plan

The purpose of this project is to bring the existing site into full compliance with local zoning and land development requirements through improvements to the existing parking lot and associated site features.

The proposed improvements include upgrades to the existing parking area to enhance functionality, drainage, and aesthetics. The parking lot will be resurfaced using millings as a stabilized base material, providing a durable and cost-effective surface suitable for the site's intended use.

A total of eighteen (18) parking spaces are proposed on the property. Two (2) parking spaces (one each) will be designated for employee and customer parking, with the remaining spaces reserved for vehicles for sale. In addition, one (1) ADA-compliant handicap parking space is provided on-site to ensure accessibility in accordance with applicable regulations.

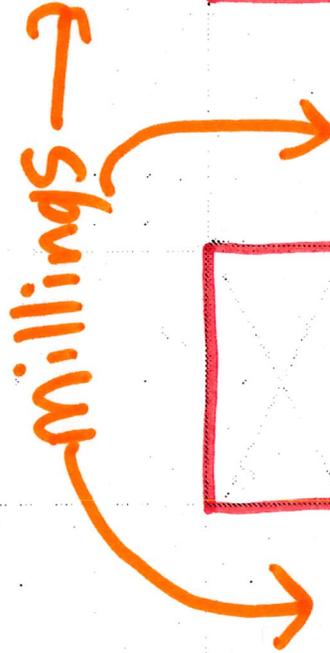
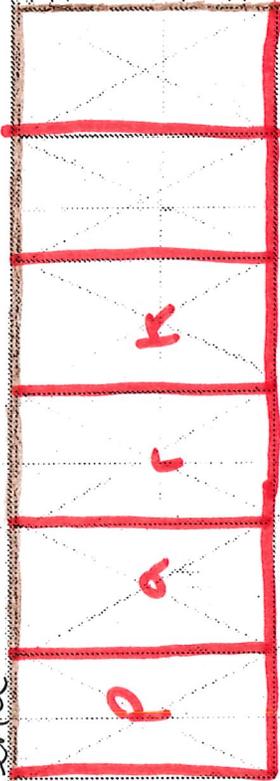
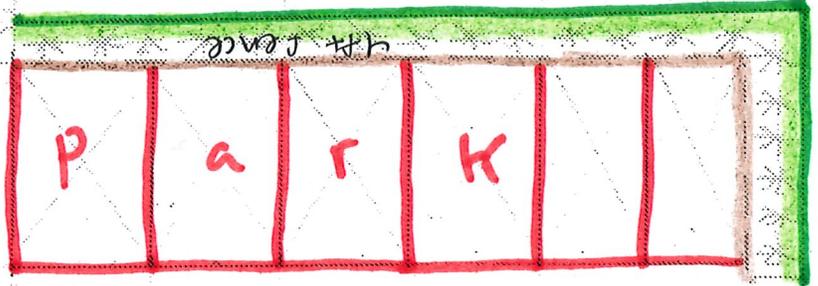
To improve the visual appearance of the property and provide buffering along the public right-of-way, the first three (3) feet of frontage along MLK Boulevard and Stuart Avenue will be landscaped. This landscaped area will include mulch, hedges, and an irrigation system to ensure long-term maintenance and healthy plant growth.

These improvements are intended to enhance site safety, accessibility, and appearance while maintaining compatibility with surrounding properties and complying with the requirements of the Special Exception Use Permit process.

DR ML KING JR BLVD

DR ML KING JR BLVD

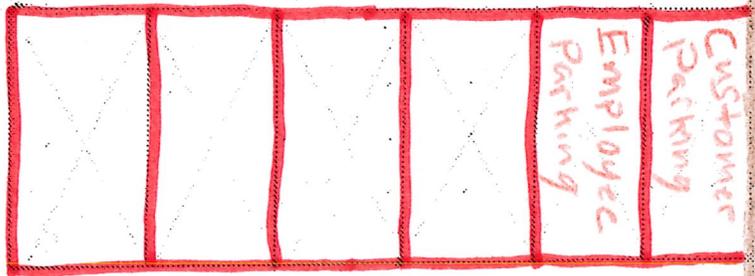
Plant Hedges



Gate



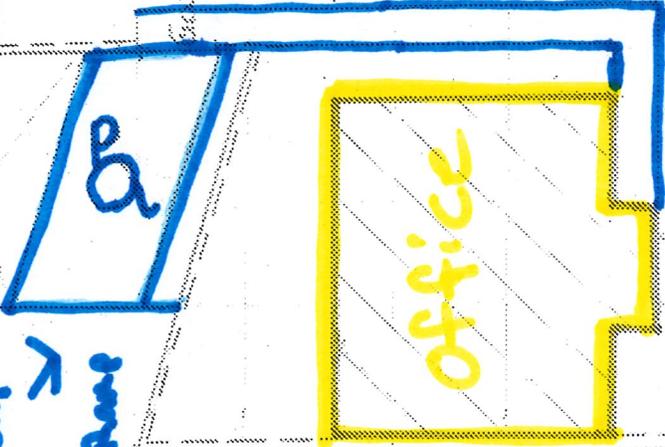
Stuart Ave



left fence

left Fence

Plant Hedges



Handicap Parking & Area

Gate

STREET

Fence  
Match and  
Hedges.

**MEMORANDUM**

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**DATE:** February 24, 2026

**TO:** Planning and Zoning Board

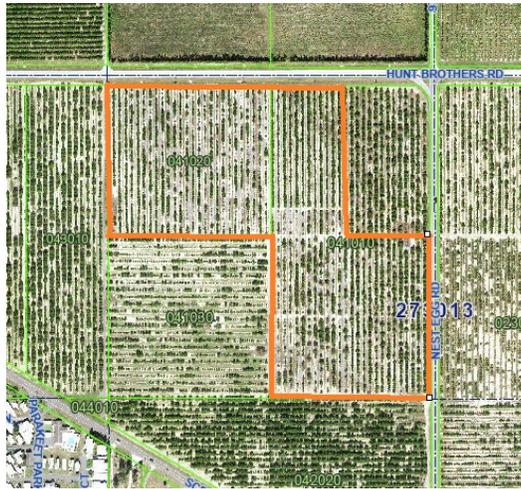
**FROM:** Autumn Cochella, AICP, FRA-RA, Growth Management

**SUBJECT:** Small-Scale Comprehensive Plan Map Amendment to assign 24+/- acres of land a Future Land Use designation of IND Industrial and a Zoning Map Amendment to assign 24+/- acres of land a Zoning designation of I-1 Industrial Park.

*Parcel IDs:* 273013000000041020, 273013000000041010

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *McKenna Brothers Inc and McKenna Family Partnership, owner, requests a recommendation to City Commission to amend the Future Land Use Map and Zoning Map on parcels of land totaling approximately 24+/- acres.*



*Aerial of land outlined in orange*

**RECOMMENDATION**

Staff supports a recommendation of approval to City Commission to assign the following land use and zoning designations, finding that the properties are located within our utility service area, and finding that the recommended Future Land Use and Zoning Map designations are compatible with the surrounding area, and are consistent with the City’s Comprehensive Plan and Land Use Regulations:

**24+/- Acres (annexation required)**

*Current Land Use: County ARR*

*Proposed Land Use: City IND Industrial Park*

*Current Zoning: County ARR*

*Proposed Zoning: City I-1 Industrial*

Assignment of Land Use and Zoning designations shall be contingent upon adoption of an annexation Ordinance by City Commission. A recommendation of approval by the Planning and zoning Board for annexation is not required.

**BACKGROUND**

The subject properties are located south of Hunt Brothers Road, and west of the proposed Lake Wales Fire Station 3 site on Nest Egg Road. The future fire station site, along with multiple surrounding parcels owned by Hunt Brothers, were recently annexed into the city and assigned Industrial land use and zoning.

No development plans for the properties have been submitted at this time.

**Comprehensive Plan: IND Industrial**

**Policy I.1.2.9**

The primary function of the Industrial (IND) classification is to accommodate the facilities necessary for the processing, fabrication, manufacturing, recycling, or wholesale distribution of goods. Typical uses/intensity: Manufacturing and processing plants, truck terminals, bulk products storage or sales facilities, heavy machinery sales or repair. Maximum FAR = .75. Location and development criteria:

- Access to primary shipping routes, (highway and/or rail). Access to site by arterial or major collector only.
- Spatially separated and buffered from residential areas.
- Must be located outside of Wellhead Protection Areas and buffered from Conservation areas, wetlands and other environmentally sensitive areas and from adjacent non-industrial land uses.
- Where central water and sanitary sewer are available.
- Commercial uses to serve the employees in an industrial area shall not exceed 15% of an area designated as IND and shall be accessible by pedestrians, bikes and vehicles from the interior of the industrial park or development.

**Zoning: I-1 Industrial**

**Sec 23-401 District Classifications**

*1 Industrial district, general.* This district is intended to provide for the development of general manufacturing, fabrication, processing, assembly, warehousing & distribution,

and wholesale activities industrial uses, primarily on vacant lands and in industrial park settings. General commercial, office, and research/development uses necessary to support the industrial area are also permitted.

### **Section 23-802 Definitions**

*Manufacturing.* A facility engaged in processing or fabricating and finishing non-hazardous products or components from raw materials or prepared parts. Non-hazardous materials contain no items or agents which have the ability to cause harm to humans, animals, or the environment. Manufacturing may include the assembly of products from components and the packaging of products. Manufacturing does not include processing of food or drinks. See also food processing under food businesses.

*Heavy.* A facility engaged in processing or fabricating and finishing of non-hazardous products or components from raw materials or prepared parts that may or may not be packaged.

1. Such activity shall be conducted or take place **within an enclosed structure or within a partially enclosed structure that is located behind the front building line** and shall be **screened from view by the perimeter landscape buffer**.

2. All **storage shall occur indoors or outdoors behind the front building line and at least 25 feet away from a side or rear property line**.

3. No **impacts or byproducts of the use**, including noise, vibration, dust, fumes, odor, or electrical or communications interference **shall be discernible from the property line**.

4. Outdoor loading areas shall be located to the rear of the principal structure and shall not interfere with the on-site circulation of vehicles and pedestrians.

*Light.* A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly and conversion of already processed raw materials into products.

1. Such activity shall be conducted or take place wholly within an enclosed building, and

2. Uses do not include any on-premise outdoor storage, open storage or above ground tank storage.

3. Such manufacturing operations shall not produce noise, odor, smoke, dust, glare, or vibration that may be detectable to the normal senses from beyond the property line.

### **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns future Land Use and Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted land use amendment ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the land use designations as appropriate with reference to the City's Comprehensive Plan.

### **FISCAL IMPACT**

Assignment would enable the future development of these properties and the potential increase in property value.

## **MEMORANDUM**

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**DATE:** February 24, 2026  
**TO:** Planning & Zoning Board  
**FROM:** Autumn Cochella, AICP, FRA-RA  
**SUBJECT:** Amendments to Chapter 23, Zoning, Land Use, and Development Regulations

**PUBLIC HEARING** – Requirements have been met

**SYNOPSIS:** *Staff proposes amendments to the Land Development Regulations.*

### **RECOMMENDATION**

Staff requests a recommendation to City Commission to amend the following code sections of the Land Development Regulations (Chapter 23, Lake Wales Code of Ordinances) in order to address the growth and needs of the community:

- Section 23-401 District Classifications
- Section 23-405 Correspondence of Zoning Districts
- Section 23-422 Dimensional requirements for use of land
- Section 23-522 Accessory Structures, residential properties

### **Proposed Code Amendments**

#### **Section 23-401 District Classifications**

The following zoning districts are defined for designating all properties in the City of Lake Wales consistent with the future land use map of the Comprehensive Plan. See section 23-421 for uses allowed in the zoning districts and section 23-422 for dimensional requirements and restrictions.

Provisions of this chapter for uses, densities, and land use intensity limits may be more restrictive than general guidelines set forth for future land use classifications of the Comprehensive Plan.

Public uses and facilities are permitted in all districts subject to approval by the city commission and courtesy site plan review and recommendation from the planning board.

a.

*Residential districts.*

*R-1A Residential district.* This district is designed to encourage and protect low density single-family development. The R-1A zoning designation is intended for use in areas classified on the future land use map of the Comprehensive Plan as LDR - Low Density Residential.

*R-1B Residential district.* This district is designed to encourage and protect low density single-family development and to permit the continued development of already platted low density single-family residential areas. The R-1B zoning designation is intended for assignment to lands classified as MDR - Medium Density Residential and may be assigned to those classified as LDR - Low Density Residential on the future land use map of the Comprehensive Plan.

*R-1C Residential district.* This district is designed primarily to permit the continued development of already platted medium density single-family residential areas, ~~and is not intended to be utilized extensively for future development.~~ The R-1C zoning designation is intended for assignment to lands classified as MDR - Medium Density Residential and may be assigned to lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

*R-1D Residential district.* This district is designed primarily to permit the continued development of already platted medium density and high density single-family residential areas and is not intended to be utilized extensively for future development. The R-1D zoning designation is intended for assignment to lands classified as MDR - Medium Density Residential and may be assigned to lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

*R-2 Residential district.* This district is designed for designation of developed neighborhoods with significant numbers of duplex houses and to permit medium-density residential development consisting of both single-family and two-family dwellings on infill lots in such neighborhoods. It is not intended for use on large tracts of vacant land. The R-2 zoning designation is intended for infill development on lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

*R-3 Residential district.* This district is designed for designation of developed multi-family neighborhoods and to permit higher density residential development, consisting of single-family, two-family and multiple-family dwellings, ~~on infill lots in multi-family neighborhoods encouraging a mix of uses and housing types. It is not intended for use on large tracts of vacant land.~~ The R-3 zoning designation ~~is intended for infill development on~~ may be assigned to lands classified as HDR - High Density Residential on the future land use map of the Comprehensive Plan.

**Staff Comment:**

Planning Staff has re-evaluated the district classifications which were created nearly 20 years ago, taking into consideration more current development patterns. Some adjustments may better reflect the current built and platted environment.

Section 23-405 Correspondence of Zoning Districts

<b>Comprehensive Plan Future Land Use Classification</b>	<b>Corresponding Zoning Districts</b> <b>Note: Any area may be assigned CN (conservation) or R (recreation) zoning</b>
Low Density Residential (LDR)	R-1A and R-1B (single-family)
Medium Density Residential (MDR)	R-1B, R-1C, <u>R-1D</u> (single-family)
	R-2 (two-family, existing and infill areas only)
High Density Residential (HDR)	R-1D (single-family)
	R-2 (two-family, existing and infill areas only)
	R-3 (multi-family, <del>existing and infill areas only</del> )

Section 23-422 Dimensional requirements for use of land

Zoning	Dwelling Type	Minimum Lot Size (sq. feet)	Minimum Street Frontage (feet) <sup>1</sup>	Minimum Lot Width at building line (feet)	Minimum Floor Area (sq feet) <sup>2</sup>	Minimum Setbacks*			Maximum Lot Coverage (percent)	Maximum Building Height	
						<sup>3</sup> Front	<sup>4</sup> Side	<sup>5</sup> Rear		feet	stories
R-1A	Single-family	12,000	50	85	1,500	0	10	20	60	35	2½

R-1B	Single-family	9,000	50	75	1,500	0	10	20	60	35	2½
R-1C	Single-family	8,000	50	65	1,200	0	10	15	60	35	2½
R-1D	Single-family	6,000	50	60	1,000	0	7.5	15	60	35	2½
R-2	Single-family	8,000	50	75	1,000	0	10	20	60	35	2½
R-2	Two - family	12,000	50	85	950	0	10	20	60	35	2½
R-3	Single-family	7,500	50	75	1,000	0	10	15	60	35	2½
R-3	Two - family	8,500	50	75	950	0	10	15	60	457	37
R-3	Multi-family (3 or more units)	12,000 <sup>6</sup>	50	100	650	0	10	20	60	457	37

\* The building setback shall be measured from the roof's vertical support member located nearest to the property line from which the setback is required. The roof overhang or other projection shall not extend beyond the vertical support member more than 24 inches into the required setback.

Zoning	Dwelling Type	Minimum Lot Size (sq. feet)	Minimum Street Frontage (feet) <sup>1</sup>	Minimum Lot Width at building line (feet)	Minimum Floor Area (sq feet) <sup>2</sup>	Minimum Setbacks*			Maximum Lot Coverage (percent)	Maximum Building Height	
						<sup>3</sup> Front	<sup>4</sup> Side	<sup>5</sup> Rear		feet	stories
<p><sup>1</sup> On any lot approved with reduced frontage, the lot width between the front lot line (street frontage) and the building line shall not be less than 25 feet at any point. In new single-family subdivisions, up to ten percent of the lots may be approved with reduced street frontage, provided that no frontage is less than 30 feet in width. One single-family house may be constructed on a panhandle lot with reduced street frontage, provided that, excluding any portion of the lot less than 50-feet in width, the lot meets the minimum required lot area and other dimensional requirements for a single-family house in the zoning district, and provided the lot has a minimum of 25 feet of frontage.</p>											
<p><sup>2</sup> Minimum floor area of a dwelling unit is the living floor area excluding carports, garages, breezeways, and unenclosed porches or terraces. For single-family houses on infill lots, the administrative official may allow a reduction in the floor area to 80 percent of the area required in the district upon demonstration that the reduced size is consistent with that of existing houses in the neighborhood.</p>											
<p><sup>3</sup> For front-loaded dwelling units, the garage or facade adjacent to the driveway shall be setback a minimum of 25 feet from the front property line in order to accommodate the length of a standard driveway without obstructing the sidewalk. <u>Principal buildings and accessory structures on a corner lot shall have a minimum setback of 20 feet from the property line within the functional side yard.</u></p>											
<p><sup>4</sup> All single-family and two-family construction on existing lots less than 51 feet in width and more than 25 feet in width shall have a minimum side setback of five feet.</p>											
<p><sup>5</sup> See article V for location requirements for accessory structures. Generally, accessory buildings are permitted only in rear yards at least five feet from any lot line.</p>											
<p><sup>6</sup> 12,000 square feet is required for the first three units and 3,000 square feet is required</p>											

for each additional dwelling unit.
<sup>7</sup> No building shall exceed three stories or 45 feet in height unless one foot shall be added to the required front and side setbacks for each foot of building height in excess of 45 feet.
<sup>8</sup> Parking areas in the front yard of a single-family or two-family residential property shall not eliminate more than 50 percent of the area available for grass or other landscaping.
<sup>9</sup> The area encompassing wetlands and/or open water shall not be included in the calculation for compliance with the minimum lot size requirement.

*Staff Comment:*

*Following the City’s revision to this section which eliminated front setback requirements, it was realized that it’s necessary to regulate the setback requirement within a functional side yard on corner lots.*

Section 23-522 Accessory Structures, residential properties

<b>Allowed Accessory Structures</b>	<b>Restrictions</b>
Accessory unit, detached apartment or guest house, including apartment above garage (See Table 23-521.)	<del>Requires special exception use permit.</del> <u>Permitted pursuant to Table 23-421</u>

Decks and patios <sup>2</sup>	Decks and patios, whether or not attached or adjacent to a principal building, that have a floor one foot or more above grade shall meet the setback requirements for principal building (See Table 422A) in a front yard and a five-foot setback in a rear or side yard.
Detached carports and garages <sup>1</sup>	Limited to one structure only, footprint not to exceed 600 square feet or 40 percent of the footprint of the principal structure, whichever is larger. On lots greater than two acres in size, the accessory structure may be 1.25 times the size of the principal building. Garages and carports must meet the setback requirements for principal buildings.
Accessory unit, including apartment over garage (See Table 23-521.)	<del>Requires special exception use permit. Permitted pursuant to Table 23-421.</del>
Docks and piers	Subject to requirements of <u>section 23-523</u> .

Doghouses, pens and other structures for the housing of pets, not including kennels or animal farms <sup>1</sup>	Subject to requirements of <u>Chapter 6</u> , Animals, Lake Wales Code of Ordinances.
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*Staff Comment:*

*Accessory dwelling units are permitted by right within all residential zoning districts per Table 23-421; this should be reflected within this section as well.*

**ATTACHMENTS**

Zoning Map

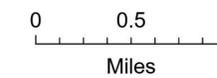
# ZONING

## Legend

- City Limits
- Lake
- Local Road
- State Highway
- U.S. Highway
- Parcel
- Historic Overlay

## Zoning

- R-1A - Residential
- R-1B - Residential
- R-1C - Residential
- R-1D - Residential
- R-2 - Residential
- R-3 - Residential
- C-1 - Downtown Commercial
- C-2 - Downtown Core
- C-2R - Commercial/Residential
- C-3 - Highway Commercial
- C-4 - Neighborhood Commercial
- C-5 - Village Center
- PDMU - Planned Development Mixed Use
- D-MU - Downtown Mixed Use
- PF - Professional
- BP - Business Park
- LCI - Limited Commercial Industrial
- I-1 - Industrial Park
- I-2 - Industrial Infill
- R - Recreation
- CN - Conservation



Data Source: City of Lake Wales

This map is intended for general mapping purposes only and is not a survey. The City of Lake Wales shall be held harmless for inappropriate or unintended uses of the information.

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