

**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