

## MEMORANDUM

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**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**

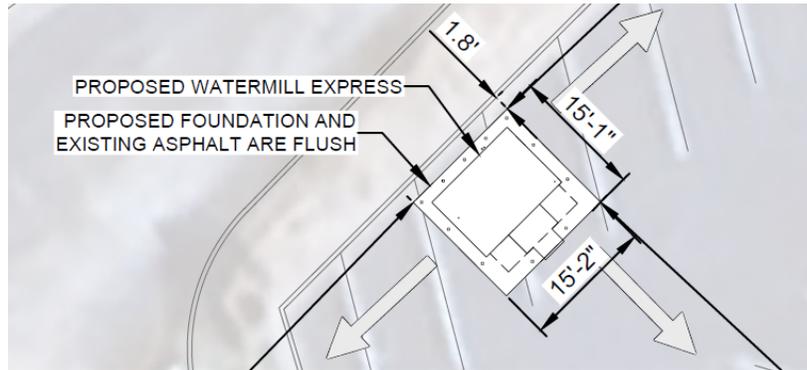
The Watermill Express is a drive-up, self-service kiosk providing purified drinking water and ice. The subject property is located in the Lake Wales Plaza, north of State Road 60 and south of Central Avenue. The accessory structure is proposed to be located in the southeast side of the plaza parking 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