

**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
--------------------------	---------------------------	------------------	-------------------	----------	--------------------	-----------------

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. 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
---------------------------	----------------------------------	-------------------------	--------------------------	-----------------	---------------------------	-----------------

The motion passed.

The meeting adjourned at 6:15 PM

Attest: Recording Secretary

Chairperson

DRAFT - NOT APPROVED