

**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:

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 – 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

Attest: Recording Secretary

Chairperson

DRAFT - NOT APPROVED