

MEMORANDUM

DATE: February 24, 2026

TO: Planning and Zoning Board

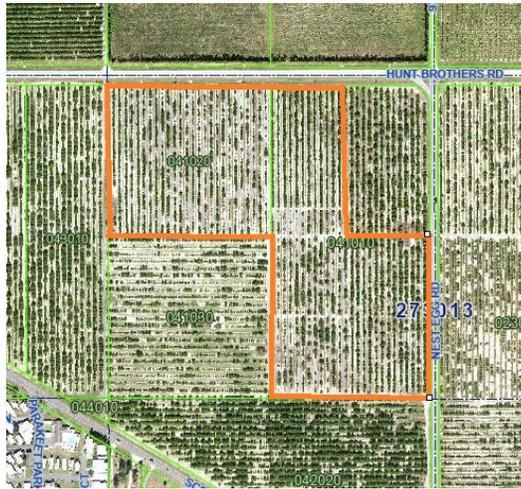
FROM: Autumn Cochella, AICP, FRA-RA, Growth Management

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.