

NOTICE OF PUBLIC HEARING
HIGHLANDS COUNTY
ZONING BOARD OF ADJUSTMENT
MAY 9, 2017, AT 3:00 P.M. OR
AS SOON THEREAFTER AS POSSIBLE
IN THE COUNTY COMMISSIONERS' BOARD ROOM
HIGHLANDS COUNTY GOVERNMENT CENTER BUILDING
600 SOUTH COMMERCE AVE., SEBRING, FLORIDA.

- 1) **CALL TO ORDER**
- 2) **ANNOUNCEMENT OF AUDIBLE BEEPERS AND CELLULAR PHONES**
- 3) **ROLL CALL**
- 4) **CONSIDERATION OF MINUTES FROM PREVIOUS MEETING**
- 5) **SWEARING IN OF WITNESSES**
- 6) **OLD BUSINESS:**
- 7) **NEW BUSINESS:**
 - A. **HEARING #1811 – DANNIA SANCHEZ & JESUS MENDOZA**

An approximate 5.0-acre parcel located approximately 1.65 miles southwest of E. Arbuckle Rd., and 0.90 miles east of CR 64 E, and 2.75 miles west of the Avon Park Bombing Range on the north side of Michon Path; the address 208 being 5151 Michon Path, Avon Park, FL; and abbreviated legal as follows: An approximate 5-acre parcel located in Section 10, Township 33 South, Range 29 East, Highlands County, Florida

The applicant is requesting a special exception to allow offsite farm labor housing, located within 300 feet of lot lines, and exceeding two persons on subject property. Also, to allow commercial activity directly serving agricultural pursuits and limited to the service of agricultural pursuits, specifically to store farm equipment.
- 8) **ANNOUNCEMENT OF NEXT MEETING – JUNE 13, 2017**
- 9) **BOARD MEMBERS**
- 10) **DEVELOPMENT SERVICES DEPARTMENT**
- 11) **CITIZENS NOT ON THE AGENDA**

ALL INTERESTED PERSONS MAY APPEAR AND BE HEARD AT THE TIME AND PLACE SPECIFIED ABOVE. ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THIS COMMITTEE/GROUP, IN PUBLIC HEARING OR MEETING IS HEREBY

ADVISED THAT HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

THE BOARD OF ADJUSTMENT AND THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA, DO NOT DISCRIMINATE UPON THE BASIS OF ANY INDIVIDUAL'S DISABILITY STATUS. THIS NON-DISCRIMINATORY POLICY INVOLVES EVERY ASPECT OF THE BOARD'S FUNCTIONS, INCLUDING ONE'S ACCESS TO, PARTICIPATION, EMPLOYMENT OR TREATMENT IN ITS PROGRAMS OR ACTIVITIES. ANYONE REQUIRING REASONABLE ACCOMMODATION AS PROVIDED FOR IN THE AMERICANS WITH DISABILITIES ACT OR SECTION 286.26 FLORIDA STATUTES SHOULD CONTACT MS. PAMELA ROGERS, ADA COORDINATOR AT: 863-402-6842 (VOICE), VIA FLORIDA RELAY SERVICE 711, OR BY E-MAIL: PROGERS@HCBCC.ORG. REQUESTS FOR CART OR INTERPRETER SERVICES SHOULD BE MADE AT LEAST 24 HOURS IN ADVANCE TO PERMIT COORDINATION OF THE SERVICE.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING.

**HIGHLANDS COUNTY
ZONING BOARD OF ADJUSTMENT MINUTES**

The regular meeting of the Highlands County Zoning Board of Adjustment was called to order at 3:00 p.m., Tuesday, April 11, 2017, in the Commissioners' Board Room located in the Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

Members present were: Mr. Carter, Mrs. Mack, Mr. Osborn, Mr. Roberts, Mr. Travers, and Mr. Ingler, Chairman. Alternate/Non-Voting Members present were: None. Also present were: Mrs. Sawdy, Zoning Official; Mrs. Culpepper, Planner I; Mrs. BuChans, Planning Supervisor; Ms. Conrad, Zoning Supervisor; and Ross Macbeth, County Attorney.

Minutes of the previous meeting were unanimously approved. **Motion carried 6-0.**

7) NEW BUSINESS:

A. HEARING #1808 – DANNY W. AND KELLY H. JONES – C/O MICHAEL RIDER

An approximate 0.26-acre parcel located approximately 3.05 miles east of US 27, 0.13 miles west of Lake Istokpoga, and 2.65 miles north of CR 621, on the south side of Lindberg Avenue; the address being 1615 Lindberg Ave., Lake Placid, FL; and legally described as follows: Lot 20, Block 17, Highlands Park Estates, Section J, according to the plat thereof as recorded in Plat Book 5, Page 41 of the Public Records of Highlands County, Florida.

The applicant is requesting a variance to allow a 4.7-foot side yard setback instead of the required 7.5 feet for an existing dwelling and 5.4, 5.5, and 6.3-foot side yard setbacks instead of the required 7.5 feet for an existing carport. Mr. Ingler read the request, and Mr. Rider presented the request. There were no letters received and no one spoke in favor of or against the request. Motion by Mr. Carter and seconded by Mr. Travers to approve the request with the additional condition the applicants shall not replace or alter the carport unless the carport is brought into compliance with current codes.

Upon roll call, all members voted yes. **Motion carried 6-0.**

B. HEARING #1809 – FREDERICK AND SANDRA ARCH

An approximate 0.47-acre parcel located approximately 1 mile west of Placid View Drive, 2.44 miles north of SR 70, and 2.26 miles south of Catfish Creek Drive, on the east side of Placid Lakes Blvd.; the address being 8840 Placid Lakes Blvd., Lake Placid, FL; and legally described as follows: Lot 16 and the south half of 17, Block 250, Placid Lakes, Section 20, according to the plat thereof as recorded in Plat Book 9, Page 31 of the Public Records of Highlands County, Florida.

The applicant is requesting a variance to allow the height of the accessory structure to be 4 feet higher than the dwelling. Mr. Ingler read the request, and Mr. Arch presented the request. Mr. Arch offered as evidence pictures and one letter supporting his variance; no other letters

were received and no one spoke in favor of or against the request. Mr. Macbeth advised that the evidence presented does not support the granting of a variance. Motion by Mr. Travers and seconded by Mr. Carter to table this hearing to a date unknown.

Upon roll call, all members voted yes. **Motion carried 6-0.**

C. HEARING #1810 – HELENE PEITSCH AND TAMMY EILEER JENKINS – C/O DAVID. F. SCHUMACHER

An approximate 0.68-acre parcel located on the shoreline of Lake Josephine, approximately 1.33 miles west of US 27, 0.09 miles north of Lake Josephine Drive, and 2.83 miles east of Payne Road, on the north side of Sentinel Point Road; the address being 1630 Sentinel Point Rd., Sebring, FL; and legally described as follows: Lot 5 of Lake Josephine Subdivision No. 2, according to the plat thereof as recorded in Plat Book 4, Page 85 of the Public Records of Highlands County, Florida.

The applicant is requesting a variance to allow a 5.8-foot side yard setback instead of the required 7.5 feet for an existing accessory structure. Mr. Ingler read the request, and Mr. Schumacher presented the request. There were no letters received; one person spoke in support of the request. Motion by Mrs. Mack and seconded by Mr. Travers to approve the request with the following two conditions:

1. The Applicants shall make no additions to the enclosed carport.
2. The Applicants shall not replace or alter the enclosed carport, unless the detached garage is brought into compliance with current Codes.

Upon roll call, all members voted yes. **Motion carried 6-0.**

8) ANNOUNCEMENT OF NEXT MEETING

The next meeting shall be held on May 9, 2017 at 3:00 p.m. or as soon thereafter as possible in the Commissioners' Board Room located in the Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

10) DEVELOPMENT SERVICES DEPARTMENT

Ms. Conrad advised that the Zoning Board of Adjustment and the Planning and Zoning Commission still have two vacancies. Please let her know if there is anyone that might be interested in volunteering to be on these boards.

There being no further business, the meeting adjourned at 3:49 p.m.

Respectfully submitted by,

Jo Anne Sawdy
Zoning Official

BOA 1811

Dannia Sanchez & Jesus Mendoza

May 9, 2017

Staff is recommending that
this hearing be tabled
until 3:00 PM on June 13, 2017
Board of Adjustment Meeting.