

**HIGHLANDS COUNTY  
PLANNING AND ZONING COMMISSION  
AND THE LOCAL PLANNING AGENCY MINUTES**

The regular meeting of the Highlands County Planning and Zoning Commission and the Local Planning Agency was called to order at 3:01 p.m., Tuesday, August 14, 2018, in the County Commissioners' Board Room, Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

Members present were: Mr. Ingler, Mrs. Mack, Mr. Osborn, Mr. Reed, Mr. Roberts, Mr. Travers, and Mr. Carter, Chairman. Alternate/Non-Voting Members present were: Mr. Van Hooreweghe. Also present were: Ms. Barry, Zoning Clerk; Ms. Sawdy, Zoning Official; Mrs. Culpepper, Planner II; Ms. Thayer, Planning Supervisor; and Ms. Conrad, Zoning Supervisor.

Minutes of the previous meeting were unanimously approved. **Motion carried 7-0.**

**7) NEW BUSINESS:**

**A. HEARING # CPA-18-553SS – ROGER D. & SUSAN G. GURGANUS - C/O TONYA MCCLELLAND**

An approximate 5.26-acre parcel located between Lake Damon and Lake Pythias, north of CR 17A, off of N. Gaster Road; the address being 1980 N. Gaster Road, Avon Park, Florida; and abbreviated legal as follows: An approximate 5.26-acre parcel located in Sections 3 and 10, Township 33 South, Range 28 East, Highlands County, Florida.

The applicant is requesting a small-scale plan amendment from RM "Medium Density Residential" and RH "High Density Residential" to AG "Agriculture". Mr. Carter read the request, and Ms. McClelland, presented the request. There were no letters received and no one spoke in favor of or against the request.

Motion by Mr. Ingler and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-18-553SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 5.26 acres from "Medium Density Residential" and "High Density Residential" to "Agriculture" and transmitting CPA-18-553SS to the Florida Department of Economic Opportunity for its compliance determination, referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, Mr. Ingler, Mr. Osborn, Mr. Reed, Mr. Roberts, Mr. Travers, and Mr. Carter voted yes. Mrs. Mack voted no. **Motion carried 6-1.**

**B. HEARING # P&Z 2034 – ROGER D. & SUSAN G. GURGANUS - C/O TONYA MCCLELLAND**

An approximate 5.26-acre parcel located between Lake Damon and Lake Pythias, north of CR 17A, off of N. Gaster Road; the address being 1980 N. Gaster Road, Avon Park, Florida; and abbreviated legal as follows: An approximate 5.26-acre parcel located in Sections 3 and 10, Township 33 South, Range 28 East, Highlands County, Florida.

The applicant is requesting a zoning change from R-1 (Residential District) and R-3 FUD (Multiple-family Dwelling including Motel and Hotel with a Flexible Unit Development District) to AU (Agricultural District). Mr. Carter read the request, and Ms. McClelland presented the request. There were no letters received and no one spoke for or against the request.

Motion by Mr. Ingler and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z Hearing No. 2034, changing the Official Zoning Atlas for an approximate 5.26-acre parcel from R-1 (Residential District) and R-3 FUD (Multiple-family Dwelling including Motel and Hotel with a Flexible Unit Development District) to AU (Agricultural District), referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, Mr. Ingler, Mr. Osborn, Mr. Reed, Mr. Roberts, Mr. Travers, and Mr. Carter voted yes. Mrs. Mack voted no. **Motion carried 6-1.**

**C. HEARING # P&Z 2035 – LEONARD C. SMITH FAMILY TRUST - C/O JOHN HAVILAND**

4 parcels, totaling approximately 5.06 acres, east of Red Beach Lake and west of the railroad tracks, on the north side of US 98; the addresses being 11090 US 98, 415 Fox Trail, 416 Fox Trail, and 453 Fox Trail, Sebring, Florida; and legally described as follows: Lots 5, 6, 7, and 9, DeSoto Industrial Park, Phase 1, according to the plat thereof as recorded in Plat Book 15, Page 3 of the Public Records of Highlands County, Florida.

The applicant is requesting a zoning change from B-3 and B-4 (Business District) to I-1 (Industrial District). Mr. Carter read the request, and Mr. Haviland presented the request. There were no letters received and no one spoke for or against the request.

Motion by Mrs. Mack and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z Hearing No. 2035, changing the Official Zoning Atlas for an approximate 5.06-acre parcel from B-3 and

B-4 (Business District) to I-1 (Industrial District), referencing the mandatory findings of fact and becoming effective as provided by law.

Upon roll call, all members voted yes. **Motion carried 7-0.**

8) **ANNOUNCEMENT OF NEXT MEETING**

The next Planning and Zoning Commission meeting is scheduled for October 9, 2018, at 3:00 p.m. or as soon thereafter as possible in the County Commissioners' Board Room, located in the Highlands County Government Center Building, at 600 South Commerce Ave., Sebring, Florida.

9) **DEVELOPMENT SERVICES DEPARTMENT**

There being no further business, the meeting was adjourned at 3:24 p.m.

Respectfully submitted by,

  
Jo Anne Sawdy  
Zoning Official