

**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, August 8, 2017, in the Engineering Training Room, located at 505 South Commerce Ave., Sebring, Florida.

Members present were: Mr. Carter, Mr. Howard, Mrs. Mack, Mr. Roberts, Ms. Tiernan, Mr. Travers, and Mr. Ingler, Chairperson. Alternate/Non-Voting Members present were: None. Also present were: Mrs. Sawdy, Zoning Official; Mrs. Culpepper, Planner I; Ms. Thayer, Planner II; Mrs. BuChans, Planning Supervisor; Ms. Conrad, Zoning Supervisor; Ms. Carmichael, Assistant County Attorney; and Mr. Macbeth, County Attorney.

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

Mr. Ingler announced that hearing #1816 would be heard prior to 1815.

6). NEW BUSINESS:

A. HEARING #1813 – LEONARD B AND MARY A MILLER – C/O KIMBERLY SAPP

An approximate 1.03-acre parcel located in Highlands Park Estates, approximately 0.07 miles east of Hallmark Avenue, 0.28 miles west of Highlands Lake Drive, and 0.48 miles west of Lake Istokpoga on the south side of Ivy Street; the address being 1411 Ivy Street, Lake Placid, FL; and legally described as follows: Lots 5, 6, 7, and 8, Block 14, Highlands Park Estates, Section N, according to the plat thereof as recorded in Plat Book 6, Page 5, Public Records of Highlands County, Florida.

The applicant is requesting a variance to allow a 24.1-foot front yard setback instead of the required 25 feet for an existing dwelling. Mr. Ingler read the request; and Ms. Sapp presented the request. There were no letters received and no one spoke in favor of or against the request. Motion by Mrs. Mack and seconded by Mr. Travers to approve the request as presented.

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

B. HEARING #1814 – KENNETH AUSTIN – C/O PAMELA KARLSON

An approximate 0.26-acre parcel located in Leisure Lakes, on the west side of Peachtree Drive, approximately 0.12 miles west of Lake Francis and 1.06 miles north of Lake June Road; the address being 1050 Peachtree Drive, Lake Placid, FL; and legally described as follows: Lot 36, Block 30, Leisure Lakes, Section 4, according to the plat thereof as recorded in Plat Book 6, Page 29, of the Public Records of Highlands County, Florida.

The applicant is requesting a variance to allow a 7.1-foot side yard setback instead of the required 7.5 feet for an existing dwelling and a 4.2-foot side yard setback instead

of the required 7.5 feet for an existing accessory structure. Mr. Ingler read the request; and Ms. Karlson 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 as presented.

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

C. HEARING #1815 – JENNY WILLIAMS TRUST – C/O ROBERT S. SWAINE

An approximate 1.2-acre parcel located at the intersection of US 27 North and Vicki Drive at the old Taco Bell location; the address being 650 US 27 N., Sebring, FL; and abbreviated legal as follows: An approximate 1.20-acre parcel located in Section 26, Township 34 South, Range 28 East, Highlands County, Florida.

The applicant is requesting a variance to allow a 5-foot setback instead of the required 15 feet base building line for a proposed commercial canopy. Mr. Ingler read the request; and Mr. Swaine and Mr. Hill presented the request. Mr. Macbeth advised that the evidence presented does not support the granting of a variance and that the Board of Adjustment does not have the authority to hear this variance. Linda presented the Zoning Department's interpretation that based on past practice, the BOA could hear and decide on this variance. There were no letters received and no one spoke in favor of or against the request. Motion by Mr. Travers and seconded by Mrs. Mack to approve the request as presented.

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

D. HEARING #1816 – BRAHA SEBRING, LLC – C/O BRANDON CRAIG

An approximate 430-acre portion of an approximate 1,202.00-acre parcel located along the Highlands County and Hardee County, county line located on Marguerite Road, approximately one mile south of West Josephine Road, and approximately five miles west of Payne Road; the address being 984 Sugarberry Trail, Lake Placid, FL; and abbreviated legal as follows: An approximate 430-acre parcel located in Sections 8, 9, 16, and 17, Township 36 South, Range 28 East, Highlands County, Florida.

The applicant is requesting a special exception to allow an air strip to accommodate an Airplane Community Development. Mr. Ingler read the request; and Mr. Craig and Mr. Pease presented the request. There were no letters received and two people spoke opposing the request. Motion by Mr. Travers and seconded by Ms. Tiernan to deny the request as presented.

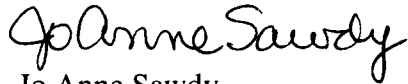
Upon roll call, Mr. Howard, Mrs. Mack, Ms. Tiernan, Mr. Travers, and Mr. Ingler voted to deny the request; and Mr. Roberts voted to approve the request. Mr. Carter abstained. **Motion carried 5 – 1 – 1 to deny the request.**

8) ANNOUNCEMENT OF NEXT MEETING

The next meeting shall be held on September 12, 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.

There being no further business, the meeting adjourned at 4:24 p.m.

Respectfully submitted by,



Jo Anne Sawdy
Zoning Official