

**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, February 14, 2017, in the Commissioners' Board Room located in the Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

Members present were: Mrs. Mack, Mr. Osborn, Mr. Roberts, Ms. Tiernan, 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; and Ms. Conrad, Zoning Supervisor.

Minutes of the previous meeting were unanimously approved; with one change to add "Upon roll call, all members voted yes. **Motion carried 7-0.**" to item B. **Motion carried 6-0.**

7) NEW BUSINESS:

A. HEARING #1805- CHARLES & ANNE REYNOLDS - C/O MARY D SOLIK, ESQ.

An approximate 50.62-acre parcel located approximately 0.47 miles south of the intersection of Old State Road 8 and US 27, 0.10 miles east of Old State Road 8, and 0.26 miles west of US 27; the address being 3660 Old State Road 8, Lake Placid, FL; and abbreviated legal as follows: An approximate 50.62-acre parcel located in Section 17, Township 37 South, Range 30 East, Highlands County, Florida

The applicant is requesting a special exception to allow a 260-foot self-support wireless communications facility. Mr. Ingler read the request, and Ms. Solik 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. Roberts to approve the request with the following additional condition(s):

1. Lease agreement will be provided to staff prior to permitting.
2. Add "and all other requirements" to items # 4 so it reads: Should the Applicant decide to purchase the property that is being leased, the tower site must meet the minimum lot size, road frontage requirements, and any other requirements for a wireless communication facility in the Agricultural District.

Mrs. Culpepper asked if the motion included all of the conditions that are stated in the Staff Report. A revised motion was made by Mrs. Mack and seconded by Mr. Roberts to include the four conditions stated on the Staff Report and the additions made in the first motion as follows:

1. The Applicant shall comply with all Highlands County Land Development Regulations.
2. The County shall have access to the tower property at any time for the duration of the Special Exception.
3. The tower owner shall be required to have a signed Tower Removal Agreement with any required Bond, reviewed and approved by the Highlands County Board of County Commissioners, prior to obtaining a Building Permit.

4. Should the Applicant decide to purchase the property that is being leased, the tower site must meet the minimum lot and road frontage requirements and other requirements for a wireless communication facility in the Agricultural District.
5. Lease agreement will be provided to staff prior to permitting.

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

8) ANNOUNCEMENT OF NEXT MEETING

The next meeting shall be held on March 14, 2017 at 3:00 p.m. or soon thereafter as possible in the Commissioners' Board Room located in the Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

9) BOARD MEMBERS

Nominations of the Chairperson and Vice-Chairperson of the Zoning Board of Adjustment were presented.

Motion by Mr. Travers and seconded by Mrs. Mack to nominate Mr. Ingler as Chairperson. Upon roll call, all members voted yes. **Motion carried 6-0.**

Motion by Mr. Osborn and seconded by Mr. Travers to nominate Mrs. Mack as Vice-Chairperson. Upon roll call, all members voted yes. **Motion carried 6-0.**

10) DEVELOPMENT SERVICES DEPARTMENT

There being no further business, the meeting adjourned at 3:14 p.m.

Respectfully submitted by,



Jo Anne Sawdy
Zoning Official