

**HIGHLANDS COUNTY  
ZONING BOARD OF ADJUSTMENT MINUTES**

The regular meeting of the Highlands County Zoning Board of Adjustment was called to order at 3:03 p.m., Tuesday, February 13, 2018, in the Commissioners' Board Room located in the Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

Members present were: Mr. Carter, Mr. Howard, Mrs. Mack, Mr. Osborn, Mr. Roberts, Ms. Tiernan, and Mr. Ingler, Chairperson. Alternate/Non-Voting Members present were: None. Also present were: Ms. Sawdy, Zoning Official; Ms. Riddell, Planning Technician; Mr. Grandlienard, Planner I; Ms. Thayer, Planner II; Mrs. BuChans, Planning Supervisor; and Ms. Conrad, Zoning Supervisor.

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

**6). NEW BUSINESS:**

**A. HEARING #1820 – VIN ASSOCIATES, INC. - C/O ROBERT S. SWAINE**

An approximate 3.56-acre parcel located on the east side of US 27, approximately 0.23 miles south of Thunderbird Road; the address being 1406 US 27 N., Sebring, Florida; and legally described as follows: Tract "A", Brunner's Mobile Estates, according to the plat thereof as recorded in Plat Book 9, Page 24, of the Public Records of Highlands County, Florida.

The applicant is requesting a variance to allow a 5.2-foot side yard setback instead of the required 7.5 feet for an existing electronic sign. Mr. Ingler read the request, and Mr. Swaine 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. Osborn to approve the request based on the specific findings identified in the staff report, and that staff finds the proposed request is consistent with Land Development Regulations, recommending approval of variance application BOA 1820.

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

**B. HEARING #1821 – TILLMAN - C/O BERT HARRIS**

Two (2) parcels described as follows:

Parcel 1 – An approximate 27.90-acre parcel located on the west side of CR 29, north of SR 70, approximately 2.38 miles east of US 27; the address being 1637 CR 29, Lake Placid, FL and abbreviated legal as follows: An approximate 27.90-acre parcel located in Section 26, Township 37 South, Range 30 East, Highlands County, Florida.

Parcel 2 – An approximate 40-acre parcel located on the west side of Theo Lane, north of SR 70, west of CR 29, and approximately 2.26 miles east of US 27; the

addresses being 143 Theo Lane, 149 Theo Lane, and 1809 CR 29, Lake Placid, FL; and abbreviated legal as follows: An approximate 40-acre parcel located in Section 26, Township 37 South, Range 30 East, Highlands County, FL.

The applicant is requesting a special exception to modify the conditions of BOA 1787. Mr. Ingler read the request, and Mr. Harris 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 Ms. Tiernan to approve the request with all conditions of BOA 1787 remaining in affect except for the deleted items requested in this special exception.

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

**8) ANNOUNCEMENT OF NEXT MEETING**

The next meeting shall be held on April 10, 2018 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.

**9) BOARD MEMBERS**

Nominations of the Chairperson and Vice-Chairperson of the Zoning Board of Adjustment were presented. Motion by Mr. Carter and seconded by Ms. Tiernan to nominate Mr. Ingler as Chairperson and Mrs. Mack as Vice-Chairperson. **Motion carried 7 - 0.**

**10) DEVELOPMENT SERVICES DEPARTMENT**

Ms. BuChans announced the recent promotion of Dana Riddell as the new Planning Technician and the hiring of Christopher Grandlienard to the Planner I position. Mrs. BuChans advised that the Planning Department is currently working on a Large Scale Plan Amendment, which she will be presenting to the Planning and Zoning Commission in the coming months.

Ms. Conrad advised that she will be presenting a Consent Agenda Item to the Board of County Commissioners next Tuesday, February 20, 2018, reappointing two current members and appointing two new members to the Zoning Board of Adjustment and the Planning and Zoning Commission. She also acknowledged Ms. Riddell and Ms. Thayer on their preparation of the staff reports.

There being no further business, the meeting adjourned at 3:31 p.m.

Respectfully submitted by,



Jo Anne Sawdy  
Zoning Official