

**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 3:15 p.m., Tuesday, June 12, 2018, in the County Commissioners' Board Room, Highlands County Government Center Building, 600 South Commerce Ave., Sebring, Florida.

Members present were: Mr. Boring, Mr. Howard, Mr. Osborn, Mr. Reed, Mr. Roberts, Mr. Travers, and Mr. Carter, Chairman. Alternate/Non-Voting Members present were: Mr. Schilffarth. Also present were: Ms. Sawdy, Zoning Official; Mr. Grandlienard, Planner I; Mrs. Culpepper, Planner I, Mrs. BuChans, 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-18-550SS – BRAMBLEWOOD LLC - C/O SWAINE & HARRIS, P.A.

An approximate 9.99-acre portion of a 69.07-acre parcel located south of Valerie Blvd., north of Sebring Pkwy., and on the east side of US 27 N; the address being 1455 Bramblewood Road, Sebring, Florida; and abbreviated legal as follows: An approximate 9.99-acre parcel located in Section 2, Township 34 South, Range 28 East, Highlands County, Florida.

The applicant is requesting a small-scale plan amendment from C “Commercial” to RH “High Density Residential”. Mr. Carter read the request; and Mr. Swaine and Mr. Mason presented the request. There was one letter received opposing the closure of Bramblewood Road. John Payne, representing Mark Palmer Electric, spoke against the request with concerns on the road being closed and the future use of their existing property. John McClure, of McClure & Lobozzo, had concerns regarding traffic flow/acceleration lanes and the closing Bramblewood Road which is currently an important connector road. Jane Vuille, a resident on Memorial Drive, spoke with concerns on the increase in traffic, which will be a safety concern since there are a lot of children and bike traffic in this area. City water and sewer would have to be extended south of Pompano Drive, which she considers a good thing.

Motion by Mr. Boring and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-18-550SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 9.99 acres from “Commercial” to “High Density Residential” and transmitting CPA-18-550SS 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, all members voted yes. **Motion carried 7-0.**

B. HEARING # P&Z 2031 – BRAMBLEWOOD LLC - C/O SWAINE & HARRIS, P.A.

An approximate 100-acre site consisting of two parcels located south of Valerie Blvd., north of Sebring Pkwy., and on the east side of US 27 N; the addresses being 1455 Bramblewood Road, and 729 Memorial Drive, Sebring, Florida; and abbreviated legal as follows: An approximate 100-acre parcel located in Sections 2 and 11, Township 34 South, Range 28 East, Highlands County, Florida.

The applicant is requesting a zoning change from B-3 (Business District) and M-2 (Mobile Home Parks District) to RV Park FUD (RV Park with a Flexible Unit Development District). Mr. Carter read the request; and Mr. Swaine and Mr. Mason presented the request. There was one letter received opposing the closure of Bramblewood Road. John Payne, representing Mark Palmer Electric, spoke against the request with concerns on the road being closed and the future use of their existing property. John McClure, of McClure & Lobo, had concerns regarding traffic flow/acceleration lanes and the closing Bramblewood Road which is currently an important connector road. Jane Vuille, a resident on Memorial Drive, spoke with concerns on the increase in traffic, which will be a safety concern since there are a lot of children and bike traffic in this area. City water and sewer would have to be extended south of Pompano Drive, which she considers a good thing.

Motion by Mr. Reed and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z Hearing No. 2031, changing the Official Zoning Atlas for an approximate 100-acre parcel from B-3 (Business District) and M-2 (Mobile Home Parks District) to RV Park FUD (RV Park with a Flexible Unit Development 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.**

C. HEARING # CPA-18-551SS – VIRGINIA FRYMAN TRUST - C/O RICK WHIDDEN

An approximate 9.94-acre portion of a 19.26-acre parcel located south of Bayview St., north of Thunderbird Rd., and on the east side of US 27 N; the address being 125 Markley Street, Sebring, Florida; and abbreviated legal as follows: An approximate 9.94-acre parcel located in Section 23, Township 34 South, Range 29 East, Highlands County, Florida.

The applicant is requesting a small-scale plan amendment from RH “High Density Residential” to C “Commercial”. Mr. Carter read the request, and Mr. Whidden presented the request. There were three petitions and 9 letters received, for a total of 39 signatures opposing this request. Bert Harris, who was representing the Hidden Creek Subdivision property owners, asked if this commission could reduce the B-3 down to B-2 or B-1. B-3 is too intense for the size of the parcel. If the commission does not have the authority to do this, then he was requesting this request be denied due to concerns with traffic, lights, hours of operation, etc. The members in the audience from Hidden Creek showed their agreement with Mr. Harris. Jacquelin Webster pointed out that this is a watershed area and is not suitable for commercial and was concerned with flooding. Charles Oldham did not want to see any type of development – commercial or high density residential. Bobbie Bolin opposes the 15-foot buffer, there will still be noise issues. Russell Fryman, Trustee for the property, presented some of the history of the different zoning changes that have been made. Pete McDevitt spoke in favor of the request. Mr. Whidden explained that the B-3 districts were expanding, causing these zoning districts to abut up to residential zoning districts (example Wal-Marts and the Lakeshore Mall). Mr. Harris spoke again encouraging B-1 or B-2 or denial.

Motion by Mr. Boring and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-18-551SS, amending the Future Land Use Map of the Highlands County Comprehensive Plan for approximately 9.94 acres from “High Density Residential” to “Commercial” and transmitting CPA-18-551SS 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, all members voted yes. **Motion carried 7-0.**

D. HEARING # P&Z 2032 – VIRGINIA FRYMAN TRUST - C/O RICK WHIDDEN

An approximate 9.94-acre portion of a 19.26-acre parcel located south of Bayview St., north of Thunderbird Road, and on the east side of US 27 N; the address being 125 Markley Street, Sebring Florida; and abbreviated legal as follows: An approximate 9.94-acre parcel located in Section 23, Township 34 South, Range 28 East, Highlands County, Florida.

The applicant is requesting a zoning change from R-3 FUD (Multiple-Family Dwelling Including Motel and Hotel with a Flexible Unit Development District) to B-3 (Business District). Mr. Carter read the request, and Mr. Whidden presented the request. There were three petitions and 9 letters received, for a total of 39 signatures opposing this request. Bert Harris, who was representing the Hidden Creek Subdivision property owners, asked if this commission could reduce the B-3 down

to B-2 or B-1. B-3 is too intense for the size of the parcel. If the commission does not have the authority to do this, then he was requesting this request be denied due to concerns with traffic, lights, hours of operation, etc. The members in the audience from Hidden Creek showed their agreement with Mr. Harris. Jacquelin Webster pointed out that this is a watershed area and is not suitable for commercial and was concerned with flooding. Charles Oldham did not want to see any type of development – commercial or high density residential. Bobbie Bolin opposes the 15-foot buffer, there will still be noise issues. Russell Fryman, Trustee for the property, presented some of the history of the different zoning changes that have been made. Pete McDevitt spoke in favor of the request. Mr. Whidden explained that the B-3 districts were expanding, causing these zoning districts to abut up to residential zoning districts such as Wal-Marts and the Lakeshore Mall. Mr. Harris spoke again encouraging B-1 or B-2 or denial.

Motion by Mr. Osborn and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z Hearing No. 2032, changing the Official Zoning Atlas for an approximate 9.94-acre parcel from R-3 FUD (Multiple-Family Dwelling Including Motel and Hotel with a Flexible Unit Development District) to B-3 (Business District), referencing the mandatory findings of fact and becoming effective as provided by law.

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

E. PUBLIC HEARING – PROPOSED TEXT AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS - C/O LINDA CONRAD, ZONING SUPERVISOR

Ms. Conrad presented the request. There were no letters received and no one spoke for or against the request.

Motion by Mr. Travers and seconded by Mr. Roberts to recommend to the Board of County Commissioners to approve and adopt by Ordinance for the proposed text amendments to the Land Development Regulations with the one change that was discussed: Move “and shall not exceed twenty-four feet (24 ft.) in height” to the end of the sentence.

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 July 10, 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) **BOARD MEMBERS**

Mr. Carter asked staff to look at proposing a text amendment to change the 75-foot setback requirement for a septic system. This is more restrictive than the Health Department's regulations. Ms. Conrad advised that staff is currently working on other text amendments and this item will be included.

There being no further business, the meeting was adjourned at 5:38 p.m.

Respectfully submitted by,

Jo Anne Sawdy
Zoning Official