

**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 4:25 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, Mr. Ingler, Mrs. Mack, Mr. Roberts, Ms. Tiernan, Mr. Travers, and Mr. Carter, Chairman. 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.**

**7) OLD BUSINESS:**

**A. PUBLIC HEARING - PROPOSED TEXT VARIOUS AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS, INCLUDING MAXIMUM LOT COVERAGE, POTABLE WATER, CENTRAL WASTEWATER, DRIVEWAY PERMIT TIME LIMITS, AND SCRIVENER'S ERRORS - C/O CLINTON HOWERTON, P.E., COUNTY ENGINEER; LINDA CONRAD, ZONING SUPERVISOR; AND MELONY CULPEPPER, PLANNER I**

Ms. Conrad and Mrs. Culpepper presented the request. Mr. Macbeth spoke with concerns with the language for solar farms, setbacks, and minimum yard requirements. There were no letters received and three people spoke regarding the difference between mobile homes/modular.

Motion by Mr. Roberts and seconded by Mr. Travers to recommend to the Board of County Commissioners to approve and adopt by Ordinance the proposed text amendments to the Land Development Regulations with the changes that was discussed:

1. Section 12.02.104 – 199. Modular home. Include a good definition of permanent foundation.
2. Section 12.02.104 284A. Revise the definition of Solar Farm to Solar Energy Systems, are systems that transfer solar to another medium using mechanical, electrical, or chemical means.
3. Section 12.05.200. B.18 – 18. Solar Farms should be changed to Solar Energy System, and would require a special exception in this zoning district.

4. Section 12.19.305.A – A. Include the new definition of a permanent foundation in this section.


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 September 12, 2017, 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.

There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully submitted by,



Jo Anne Sawdy  
Zoning Official