

**Highlands County
Zoning Board of Adjustment
Wednesday, November 12, 2025, REGULAR MEETING
MINUTES**

1. CALL TO ORDER

The meeting was called to order at 3:02 p.m., Wednesday, November 12, 2025, in the County Commissioners' Board Room located in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida.

An announcement was made by Chairman Youngman to silence all cell phones and other audible electronic devices.

Chairman Youngman opened the meeting with a prayer and the Pledge of Allegiance.

2. ROLL CALL

Roll call was taken with the following members present:

Mrs. Ezell, Mrs. Hunnicutt, Mr. Brown, Mr. Boring, and Mr. Youngman, Chairperson.

Alternate Voting Members present: Mrs. Sclater and Mr. Drewery.

Regular Non-Voting Members present: Mr. Martin.

Staff present: Mrs. King, Planning and Zoning Technician II; Mrs. Navarrete, Planner I; Ms. Collinsworth, Planner I; Mrs. Culpepper, Planning and Zoning Supervisor; Mrs. Sauls, Development Services Director; and Mrs. Sutphen, County Attorney.

3. ELECTION OF THE CHAIR AND VICE CHAIR

A. REQUEST BY PRESIDING CHAIR YOUNGMAN TO OPEN NOMINATIONS FOR CHAIRPERSON

Mr. Youngman opened the floor for Chair nominations. Mrs. Ezell nominated Mr. Youngman as BOA Chairperson. There were no other nominations. All members voted yes. **Motion carried 7-0.**

B. REQUEST BY THE CHAIRPERSON TO OPEN NOMINATIONS FOR VICE-CHAIRPERSON

Mr. Youngman opened the floor for Vice Chair nominations. Mr. Youngman nominated Mr. Boring as BOA Vice Chair. There were no other nominations. All members voted yes. **Motion carried 7-0.**

4. CONSIDERATION OF MINUTES FROM PREVIOUS MEETING

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

5. SWEARING IN OF WITNESSES

County Staff who had testimony were sworn in.

6. OLD BUSINESS

None.

7. NEW BUSINESS

A. BOA 1990 - HTFL, INC, C/O DANA RIDDELL & JEFF KENNEDY

An approximate 23-acre parcel identified by Parcel Identification No. [C-14-37-29-203-0112-0000](#).

The Applicant is requesting a special exception to allow a paved runway, in accordance with Section 12.05.200.F.3 of the Highlands County Land Development Regulations ("LDRs"). Mr. Youngman read the request into the record. Ms. Collinsworth confirmed proof of advertising requirements and noted there has been one letter received in objection to the request and twelve letters received in favor. Mr. Youngman noted ex-parte communication with Mr. Hathaway and staff regarding the special exception application process. The applicant's agent, Dana Riddell, provided a brief presentation of the proposal and included requested revisions. Discussion ensued amongst the BOA members, staff, and the County Attorney regarding the revisions to the conditions to the number of flights, noise mitigation, noise ordinance, threshold, and landscaping. Due to the timing of the requested revisions, there was concern that there was not enough time to vet the revisions and that additional information was needed on how to implement noise mitigation.

Chair Youngman opened the floor for public comment. Three members of the public spoke in favor of the request and two members of the public spoke against the request with concerns about flooding, safety, and visual appeal.

Motion made by Mr. Brown and seconded by Mrs. Sclater to continue Special Exception Application No. 1990 to December 9, 2025, at 3:00 p.m. or as soon thereafter as possible.

Upon roll call, Mr. Brown, Mrs. Sclater, Mrs. Hunnicutt, Mrs. Ezell, and Mr. Drewery voted yes. Mr. Boring and Mr. Youngman voted no. **Motion carried 5-2.**

8. CITIZENS NOT ON THE AGENDA

None.

9. KNOWLEDGE QUEST

Staff advised that this Section was added for ongoing training purposes.

A. SPECIAL EXCEPTIONS

Staff provided the definition and additional information for special exceptions.

B. ZONING VARIANCES

Staff provided the definition and additional information for variances.

10. DEVELOPMENT SERVICES DEPARTMENT

None.

11. BOARD MEMBERS

Mr. Brown expressed his gratitude to the other BOA members. Mr. Youngman requested that staff evaluate our process and review the chain of events that led to the continuation of the hearing for BOA 1990.

12. ANNOUNCEMENT OF NEXT MEETING - DECEMBER 9, 2025

13. ADJOURN

There being no further business, the meeting was adjourned at 4:23 pm.

Respectfully submitted by,
Angie King
Planning and Zoning Technician II