

**Highlands County
Zoning Board of Adjustment
December 9, 2025, at 3:00 PM**

or as soon thereafter as possible in the
Council Chambers, City of Sebring City Hall,
368 S. Commerce Ave. Sebring, FL 33870

1. CALL TO ORDER

Please silence all cell phones and devices.

2. ROLL CALL

3. CONSIDERATION OF MINUTES FROM PREVIOUS MEETING

4. SWEARING IN OF WITNESSES

5. OLD 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").

Reference: Highlands County Code of Ordinances, Section 12.05.200, Subsection F.3: Airport, air park or air field with turf or grass runways, etc.

6. NEW BUSINESS

A. BOA 1991 - AGRI-FLO HARVESTING LLC C/O RACHEL WALBURN

An approximate 4.74-acre parcel located at 1009 Fox Lake Road, Avon Park,, and identified by Parcel Identification No. [C-13-33-28-A00-0050-0000](#)

The Applicant is requesting a special exception to allow commercial activity directly serving agricultural pursuits and limited to the service of agricultural pursuits, specifically to allow the storage of agricultural equipment servicing off-site farms and servicing agricultural-related equipment.

Reference: Highlands County Code of Ordinances, Section 12.05.200, Subsection F.24: Commercial activity directly serving agricultural pursuits and limited to the service of agricultural pursuits.

B. BOA 1992 - RUNNETTA JOHNSON, C/O SARAH MAIER, DEWBERRY ENGINEERS

An approximate 0.13-acre parcel located at 129 Vision Street, Lake Placid, and identified by Parcel Identification No. [C-07-37-30-020-0070-0040](#).

The Applicant is requesting a 3.26-foot variance to allow a 4.24-foot side yard setback instead of the required 7.5 feet, and a 10.76-foot variance to allow a 4.24-foot corner yard setback instead of the required 15 feet, to reconstruct a damaged dwelling.

Reference: Highlands County Code of Ordinances, Section 12.05.210, Subsection G.2 Side [yard requirement]: 7.5 feet, Subsection G.4: Corner [yard requirement]: 15 feet; and Section 12.02.104 Subsection 315: Variance, zoning. [...] As used in this chapter, a zoning variance is authorized only for height, area and size of structure, setbacks, base building lines, or size of yards and open spaces. [...].

C. BOA 1993 - ROSANA SANTOS & RUSLAN VALDES

An approximate 10.02-acre parcel located at 110 Angus Road, Venus, and identified by Parcel Identification No. [C-17-39-30-020-0000-0210](#).

The Applicant is requesting a 5.14-foot variance to allow a 19.86-foot side setback instead of the required 25 feet, to allow for three (3) existing storage buildings to remain in their current locations.

Reference: Highlands County Code of Ordinances, Section 12.05.200, Subsection I.2: Side [yard requirement]: 25 feet; and Section 12.02.104 Subsection 315: Variance, zoning. [...] As used in this chapter, a zoning variance is authorized only for height, area and size of structure, setbacks, base building lines, or size of yards and open spaces. [...].

D. BOA 1994 - ADVENTHEALTH VARIANCE

An approximate 76.37-acre parcel located at 4200 Sun 'n Lake Boulevard, Sebring, and identified by Parcel Identification No. [C-04-34-28-030-0310-0000](#).

The Applicant is requesting a variance to allow an increase in maximum height from 50 feet to 72 feet (with 76 feet to the top of the parapet and 85 feet to the top of the stairs and elevator towers).

Reference: Highlands County Code of Ordinances, Section 12.05.280, Subsection M: Maximum height of structures. [...] Any request beyond 50 feet is subject to approval by the BOA with appropriate safeguards and conditions; and Section 12.02.104 Subsection 315: Variance, zoning. [...] As used in this chapter, a zoning variance is authorized only for height, area and size of structure, setbacks, base building lines, or size of yards and open spaces. [...].

7. KNOWLEDGE QUEST

8. CITIZENS NOT ON THE AGENDA

9. DEVELOPMENT SERVICES DEPARTMENT

10. BOARD MEMBERS

11. ANNOUNCEMENT OF NEXT MEETING - JANUARY 13, 2026

Any person who decides to appeal any decision made by the Board of Adjustment of Highlands County, Florida, in public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record will include the testimony and evidence upon which such appeal is to be based.

The Board of Adjustment and Board of County Commissioners of Highlands County, Florida, do not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to, participation, employment or treatment in its programs or activities. "Anyone requiring reasonable accommodation as provided for in the Americans With Disabilities Act or Section 286.26 Florida Statutes should contact Human Resources, ADA Coordinator at: 863-402-6509 (voice), or via Florida Relay Service 711, or by e-mail: hrmanager@highlandsfl.gov." Requests for CART or interpreter services should be made as soon as possible but no less than 48 hours in advance to permit coordination of the service.

Any invocation that may be offered before the official start of the meeting is a voluntary offering by a private citizen. The views or beliefs expressed by the invocation speaker have not been reviewed or approved by the committee, and the committee is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND.
ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING.