

**Highlands County
Zoning Board of Adjustment
January 13, 2026, at 3:00 PM**

or as soon thereafter as possible in the
Commissioners' Board Room Highlands County Government Center,
600 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

6. NEW BUSINESS

A. BOA 1995 - CHARLES & CINDY BIGGERS

An approximate 0.23-acre parcel located at 120 Sunbird Place, Sebring, and identified by Parcel Identification No. [C-27-34-28-091-0000-0420](#).

The Applicant is requesting a 13.6-foot variance to allow a 1.4-foot corner yard setback instead of the required 15 feet for the encroachment of steps, a deck, and a ramp.

Reference: Highlands County Code of Ordinances, Section 12.05.220, Subsection H.4: Corner [yard requirement]: 15 feet; and Section 12.05.307: Base building lines established.

B. BOA 1996 - JEFFERY & CYNTHIA LINDSKOOG

An approximate 0.50-acre parcel located at 2628 Oak Beach Blvd, Sebring, and identified by Parcel Identification No. [C-03-36-29-070-0440-0190](#).

The Applicant is requesting a special exception to allow a guesthouse.

Reference: Highlands County Code of Ordinances, Section 12.05.210, Subsection D.2: Unattached guesthouse as an accessory to a principal dwelling, provided that the owner shall sign an agreement that such guesthouse will not be used for rental purposes.

C. BOA 1997 - 8 LAKE JUNE LLC C/O TAYLOR CONSTRUCTION & RENOVATION INC

An approximate 2.18-acre parcel located at 8 Lake June in Winter Drive, Lake Placid, and identified by Parcel Identification No. [C-27-36-29-050-0000-0150](#).

The Applicant is requesting a variance from the requirement to maintain a 25-foot setback from a surface water body to allow for the encroachment of covered porches and steps on a new single-family residence.

Reference: Highlands County Code of Ordinances, Section 12.12.203.A: Setback standards: All dwellings, commercial buildings, and industrial buildings shall be set back a minimum of 25 feet from an identified wetland and a surface water body perpendicularly measured from the ordinary high water line [...]; and Section 12.02.104.315: 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. CITIZENS NOT ON THE AGENDA

8. DEVELOPMENT SERVICES DEPARTMENT

9. BOARD MEMBERS

10. ANNOUNCEMENT OF NEXT MEETING - FEBRUARY 10, 2026

11. ADJOURN

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.