

**Highlands County
Zoning Board of Adjustment
Tuesday, January 13, 2026, REGULAR MEETING
MINUTES**

1. CALL TO ORDER

The meeting was called to order at 3:00 p.m., Tuesday, January 13, 2026, 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, Mr. Boring, Mrs. Hunnicutt, Mr. Brown, Mrs. Lopez, Mr. Roberts and Mr. Youngman, Chairperson.

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

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

3. CONSIDERATION OF MINUTES FROM PREVIOUS MEETING

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

4. SWEARING IN OF WITNESSES

County Staff who had testimony were sworn in.

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. Mr. Youngman read the request into the record. Mrs. Navarrate

confirmed proof of advertising requirements and noted there had been no letters received in objection to the request and no letters received in favor of the request. The applicant made a brief presentation to the Board. Mrs. Hunnicutt requested clarification on the location of the proposed ramp. The applicant noted the ramp would replace the steps in the future.

Chair Youngman opened the floor for public comment. Two members of the public spoke in favor of the request, noting the previous steps were not safe and the HOA board members voted for approval of the deck 24 to 7. One member of the public spoke against the request, noting rules should be applicable for everyone.

Motion made by Mr. Roberts and seconded by Mr. Brown to approve Variance Application No. 1995 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.

Upon roll call, all members voted yes. **Motion carried 7-0.**

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. Mr. Youngman read the request into the record. Ms. Collinsworth confirmed proof of advertising requirements and noted there have been no letters received in objection or in favor of the request. Mr. Boring noted ex-parte communication with the applicant regarding the possible sale of the property, and the application. Mr. Boring confirmed that he does not have a current listing contract of any sort and Sherry Sutphen, County Attorney, stated that it is not a conflict of interest. Mrs. Hunnicutt requested clarification of the proposed location of the home and the flood infringement. Staff noted, a proposed location was not provided and that at the time of permitting, it will have to meet flood requirements if located within the flood zone.

Chair Youngman opened the floor for public comment. No members of the audience spoke in favor of or against this request.

Motion made by Mr. Roberts and seconded by Mr. Boring to approve Special Exception Application No. 1996 to allow the construction of a guesthouse at 2628 Oak Beach Boulevard, Sebring, Florida, with conditions as noted in the staff report.

Upon roll call, all members voted yes. **Motion carried 7-0.**

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. Mr. Youngman read the request into the record. Ms. Collinsworth confirmed proof of advertising requirements and noted there have been no letters received in objection or in favor of the request. Mr. Youngman spoke with a County Commissioner regarding the request. The Applicant requested that the hearing be tabled until March 10, 2026.

Chair Youngman opened the floor for public comment. No members of the public spoke in favor of or against the request to table.

Motion made by Mrs. Hunnicutt and seconded by Mr. Boring to continue Variance Application No. 1997 until March 10, 2026, at 3:00 p.m. or as soon thereafter as possible.

Upon roll call, all members voted yes. **Motion carried 7-0.**

7. CITIZENS NOT ON THE AGENDA

Mr. Bailey spoke wanting information on what is being built and what is going on in the Leisure Lakes neighborhood. He notes complaints about noise, disrespectful contractors, being targeted, flooding, and mail tampering.

8. DEVELOPMENT SERVICES DEPARTMENT

9. BOARD MEMBERS

Mr. Youngman thanked staff.

10. ANNOUNCEMENT OF NEXT MEETING - FEBRUARY 10, 2026

Staff announced the next meeting will be held on March 10, 2026, at 3:00 p.m. or as soon thereafter as possible due to no applications being received for February 10, 2026.

11. ADJOURN

There being no further business, the meeting was adjourned at 3:32 pm.

Respectfully submitted by,
Angie King, Planning and Zoning Technician II