

**Highlands County
Zoning Board of Adjustment
Tuesday, March 10, 2026, REGULAR MEETING
MINUTES**

1. CALL TO ORDER

The meeting was called to order at 3:00 p.m., Tuesday, March 10, 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, Mr. Roberts and Mr. Youngman, Chairperson.

Alternate Voting Members present: Mrs. Sclater.

Alternate Non-Voting members present: Mr. Drewery.

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 1998 - AVEM LLC

An approximate 2.93-acre parcel located at 1600 Sunpure Road, Avon Park, and identified by Parcel Identification No. [C-04-33-28-010-0420-0000](#).

The Applicant is requesting a special exception to allow the existing building at

1600 Sunpure Rd, Avon Park, Florida, to be utilized for miscellaneous office uses, such as medical or dental offices, business and professional offices, governmental and utilities offices. Mr. Youngman read the request into the record. Mrs. Navarrate confirmed proof of advertising requirements and noted there have been no letters received in favor or in objection of the request. Mr. Abecassis was sworn in and briefly spoke regarding the request.

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

Motion made by Mrs. Hunnicutt and seconded by Mr. Roberts to approve Special Exception Application No. 1998 to allow the existing building at 1600 Sunpure Rd, Avon Park, Florida, to be utilized for miscellaneous office uses, such as medical or dental offices, business and professional offices, governmental and utilities offices.

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

B. BOA 1939 REVOCATION

Special exception BOA 1939 was granted on October 29, 2024, to allow the parking of a total of 7 commercial vehicles at 961 US 27 S, Venus (Parcel ID [C-32-39-30-A00-0040-0000](#)), with a condition that required compliance with all County regulations. Failure to timely correct any noncompliance after being notified by Highlands County, may result in the special exception being brought back before the Board of Adjustment to consider revocation. A Code Enforcement case was opened for this property in August of 2023. Fines started accruing on April 3, 2024, and as of the date of this hearing, such fines continue to accrue daily. Vehicles in excess of the allowable number, as well as the accumulation of other unpermitted items, remain on the property. Because the applicant has failed to correct the violations in a timely manner, County staff is requesting revocation of the special exception.

Mr. Youngman read the request into the record. Mrs. Culpepper presented the request. Mrs. Culpepper explained that after the revocation process was started, staff became aware that the property had been divided, in essence, causing the special exception to be null and void. However, staff still felt it was prudent to continue the revocation process to make it official. Mr. Venegas was sworn in and requested assistance from the Board regarding the violations and operations on the property. He stated that he has been working on correcting the violations and his engineering requirements but that it has had a monetary impact on the business. Mr. Youngman advised that the Board is unable to assist with code enforcement violations and that Mr. Venegas will need to come into compliance; however, he can reapply for a special exception once he has come into compliance.

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

Motion made by Mr. Brown and seconded by Mr. Roberts to revoke special exception BOA 1939.

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

7. KNOWLEDGE QUEST

Staff advised the Board members would not be presenting anything due to the upcoming Planning Officials Training.

8. CITIZENS NOT ON THE AGENDA

9. DEVELOPMENT SERVICES DEPARTMENT

10. BOARD MEMBERS

11. ANNOUNCEMENT OF NEXT MEETING - APRIL 14, 2026

12. ADJOURN

There being no further business, the meeting was adjourned at 3:24 pm.

Respectfully submitted by,
Angie King
Planning and Zoning Technician II