

**Highlands County
Zoning Board of Adjustment
April 14, 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 1999 - SHAWNA AND RUBIN MCCULLORS, C/O SARAH MAIER, DEWBERRY ENGINEERS

An approximate 0.10-acre parcel located at 4712 Muriel Ave, Sebring and identified by Parcel Identification No. [C-21-34-29-060-0000-1370](#).

The Applicant is requesting a 3-foot variance to allow a 4.5-foot side yard setback instead of the required 7.5 feet on the west side of the property and a 2-foot variance to allow a 5.5-foot side yard setback instead of the required 7.5 feet on the east side of the property to replace a damaged dwelling.

Reference: Highlands County Code of Ordinances, Section 12.05.221, Subsection G through 12.05.210, Subsection G: Side [yard requirement]: [...] Seven and one-half 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 [...].

B. BOA 2000 - HENRY AND AGNES WALKER, C/O SARAH MAIER, DEWBERRY ENGINEERS

An approximate 0.20-acre parcel located at 108 Foxhunt Ave, Lake Placid, and identified by Parcel Identification No. [C-07-37-30-062-0000-0190](#).

The Applicant is requesting a 6.5-foot variance to allow an 18.5-foot rear yard setback instead of the required 25 feet to replace a damaged dwelling.

Reference: Highlands County Code of Ordinances, Section 12.05.221, Subsection G through 12.05.210, Subsection G: Rear [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 [...].

C. BOA 2001 - BRICE & PATRICIA HOPPINGARNER C/O KEN LEBLANC

An approximate 0.82-acre parcel located at 1224 CR 17 N, Lake Placid, and identified by Parcel Identification No. [C-30-36-30-040-0010-0040](#).

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

Reference: Highlands County Code of Ordinances, Section 12.05.210, Subsection D, Paragraph 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.

D. BOA 2003 - AMARAL HOMES LLC, C/O ROBERTA PHILLIPS

An approximate 0.38-acre parcel located at 7100 Sun 'n Lake Boulevard, Sebring, and identified by Parcel Identification No. [C-04-34-28-110-1840-0210](#).

The Applicant is requesting a special exception to allow a model home.

Reference: Highlands County Code of Ordinances, Section 12.05.213.C: Special exceptions through Section 12.05.201, Subsection D.11: Model Homes for the purposes of advertising lots and/or homes for sale within the subdivision in which the model home is proposed with conditions related to number of model homes, duration of model home(s), plan for transition of model home(s) and other relevant conditions required by the County.

E. BOA 2004 - HICORIA SAND MINE

Three parcels totaling an approximate 243.97 acres located at 97 Paul Road, 155 Paul Road, and 57 Hicoria Road, Venus, and identified by Parcel Identification Numbers: [C-29-38-30-A00-0030-0000](#), [C-29-38-20-A00-0040-000](#), and [C-29-38-30-A00-0090-0000](#).

The Applicant is requesting a special exception to allow a sand mine, involving the extraction of natural materials, removing of earth and topsoil.

Reference: Highlands County Code of Ordinances, Section 12.05.200.F.: Special exceptions, Subsection F.14: Sand, gravel, rock or stone pit or quarry or other mining operation involving the extraction of natural materials, removing of earth or topsoil.

F. BOA 2005 - ROSALIE KLEIN, C/O KERRI FUTRELL

An approximate 0.12-acre parcel located at 8 W Palm Circle, Lake Placid, and identified by Parcel Identification No. [C-08-37-30-040-0020-0040](#)

The Applicant is requesting a 13.8-foot variance to allow a 11.2-foot front yard setback instead of the required 25 feet for the replacement of a mobile home.

Reference: Highlands County Code of Ordinances, Section 12.05.221, Subsection G: The minimum depth of front and rear yards and width of side yards, in this district is the same as for R-1; Section 12.05.210, Subsection G.1. Front [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. [...].

G. BOA 2006 - LYLE & LEAH WILSON

An approximate 0.46-acre parcel located at 3252 Curlew Road, Lake Placid, and identified by Parcel Identification No. [C-21-36-29-050-2570-0040](#).

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.

7. KNOWLEDGE QUEST

8. CITIZENS NOT ON THE AGENDA

9. DEVELOPMENT SERVICES DEPARTMENT

10. BOARD MEMBERS

11. ANNOUNCEMENT OF NEXT MEETING - MAY 12, 2026

12. 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.