

**Highlands County
Zoning Board of Adjustment
May 12, 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 2002 - MICHAEL AND LEONARD CALLAHAN, C/O SARAH MAIER, DEWBERRY ENGINEERS

An approximate 0.11-acre parcel located at 130 E A Smith Ave, Lake Placid, and identified by Parcel Identification No. [C-07-37-30-040-0100-0040](#).

The Applicant is requesting a 5.5-foot variance to allow a 19.5-foot front 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: 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 [...].

B. BOA 2007 - ANN BROOKS

An approximate 0.23-acre parcel located at 211 Lark Avenue, Sebring, and identified by Parcel Identification No. [C-26-34-28-020-0000-1840](#).

The Applicant is requesting a special exception to allow raising, keeping or maintaining up to two caged hens.

Reference: Highlands County Code of Ordinances, Section 12.05.210.D.: Special exceptions, Subsection D.3: Raising, keeping, or maintaining up to two (2) caged female chickens (hens) or other domesticated fowl, but not including roosters, so long as the raising, keeping or maintenance does not create a nuisance. The structure housing the animals shall be no less than

25 feet from all property lines, unless a reduced setback is approved at the public hearing and under no circumstance shall such structure be located in any front yard.

C. BOA 2009 - JOHN AUSTIN MULDOON C/O MEGAN ROSSI

An approximate 0.24-acre parcel located at 218 Rail Avenue, Sebring, and identified by Parcel Identification No. [C-26-34-28-020-0000-8650](#).

The Applicant is requesting a special exception to allow the raising, keeping or maintaining up to two caged hens with a reduced setback of 12 feet 10 inches from the side property line and 16 feet 2 inches from the rear property line for the chicken coop.

Reference: Highlands County Code of Ordinances, Section 12.05.210.D.: Special exceptions, Subsection D.3: Raising, keeping, or maintaining up to two (2) caged female chickens (hens) or other domesticated fowl, but not including roosters, so long as the raising, keeping or maintenance does not create a nuisance. The structure housing the animals shall be no less than 25 feet from all property lines, unless a reduced setback is approved at the public hearing and under no circumstance shall such structure be located in any front yard.

D. BOA 2010 - GUY AND MARY STANLEY

An approximate 0.36-acre parcel located at 1500 Duane Palmer Blvd, Sebring, and identified by Parcel Identification C-15-35-30-050-00Q0-0010.

The Applicant is requesting a 7-foot variance to allow an 18-foot rear yard setback instead of the required 25 feet, to enclose an existing screen room.

Reference: Highlands County Code of Ordinances, Section 12.05.211 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 [...].

7. CITIZENS NOT ON THE AGENDA

8. DEVELOPMENT SERVICES DEPARTMENT

9. BOARD MEMBERS

10. ANNOUNCEMENT OF NEXT MEETING - JUNE 9, 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.