

**Highlands County
Zoning Board of Adjustment
Tuesday, April 14, 2026, REGULAR MEETING
MINUTES**

1. CALL TO ORDER

The meeting was called to order at 3:00 p.m., Tuesday, April 14, 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:

Mr. Roberts, Mrs. Hunnicutt, Mr. Brown, Mrs. Lopez Mr. Boring and Mr. Youngman, Chairperson.

Alternate Voting Members present: 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

None.

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.

Mr. Youngman read the request into the record. Ms. Collinsworth confirmed proof of advertising requirements and noted there have been no letters received in favor or in objection to the request. The agent, Sarah Maier was sworn in and was available to answer any questions. Mr. Roberts asked if Florida Rebuild only had certain layouts to choose from and if that is why the homes are larger than the lot would permit. Ms. Maier replied that the lots are legal non-conforming undersized lots. Florida Rebuild has different layouts to choose from, and they try their best to accommodate the needs of the property owners.

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

Motion made by Mr. Boring and seconded by Mr. Roberts to approve Variance Application No. 1999 for 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 2.0-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 at 4712 Muriel Avenue, Lake Placid, Florida.

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

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.

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 to or in favor of the request. Sarah Maier was sworn in and was available to answer any questions.

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 approve Variance Application No. 2000 for 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 at 108

Foxhunt Ave, Lake Placid, Florida.

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

C. BOA 2001 - BRICE & PATRICIA HOPPINGARNER C/O KEN LEBLANC
THIS APPLICATION WAS WITHDRAWN.

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.

Mr. Youngman read the request into the record. Mrs. Navarrete confirmed proof of advertising requirements and noted there have been no letters received in objection to or in favor of the request. The agent, Robyn Phillips, was sworn in and was available to answer any questions. Mrs. Hunnicutt noted there have been several requests for model homes within Sun N Lake and asked staff if this request contains the same conditions as the previous requests. Staff confirmed the same conditions.

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. Boring to approve Special Exception Application No. 2003 to allow an existing dwelling to operate as a model home at 7100 Sun 'n Lake Boulevard, Sebring, Florida, with conditions as noted in the staff report.

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

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.

Mr. Youngman read the request into the record. Mrs. Navarrate confirmed proof of advertising requirements and noted there had been 66 letters received in

objection to the request and no letters received in favor of the request. Mr. Youngman noted ex parte communications with the surrounding property owners in Venus regarding whether the hearing is expected to be heard or continued, and attended one of the public community meetings several months ago. Mrs. Sclater noted ex parte communications with Venus residents about the sand mine and with the applicant regarding the workshop presentation in the hearing packet. The agent, Richard Chadwick, was sworn in and requested a continuance to a date certain, June 9, 2026.

Chair Youngman opened the floor for public comment. 6 audience members spoke against the request noting concerns of drainage, traffic, depth of mine, wells, contamination, and cancer.

Motion made by Mr. Roberts and seconded by Mrs. Hunnicutt to continue Special Exception Application No. 2004 to a date certain, June 9, 2026.

Upon roll call, Mr. Roberts, Mrs. Hunnicutt, Mr. Brown, Mrs. Lopez, Mr. Boring, and Mr. Youngman voted yes and Mrs. Sclater voted no. **Motion carried 6-1.**

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 an 11.2-foot front yard setback instead of the required 25 feet for the replacement of a mobile home.

Mr. Youngman read the request into the record. Mrs. Navarrete confirmed proof of advertising requirements and noted there has been one letter received in objection to the request and no letters received in favor of the request. Mrs. Klein was sworn in. Mr. Boring had questions regarding the email from the association president commenting on why a shed and mobile home were delivered if a variance was needed. Mrs. Culpepper noted the shed was on the property prior to the mobile home and that mobile homes are permitted to be placed on properties to be inspected prior to undergoing through the permitting process. Mrs. Klein 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 Mr. Brown and seconded by Mrs. Lopez to approve Variance Application No. 2005 for a 13.8-foot variance to allow an 11.2-foot front yard setback instead of the required 25 feet, for the replacement of a mobile home at 8 W. Palm Circle, Lake Placid, Florida.

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

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.

Mr. Youngman read the request into the record. Mrs. Navarrete confirmed proof of advertising requirements and noted there had been no letters received in objection to or in favor of the request. The property owner, Lyle Wilson, was sworn in and spoke briefly regarding the request. Mr. Youngman questioned staff if there was a minimum living space requirement for the guesthouse. Mrs. Culpepper noted that the Code does not specify a minimum living space requirement for a guesthouse, but it does specify minimum dwelling space requirements.

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

Motion made by Mr. Boring and seconded by Mrs. Lopez to approve Special Exception Application No. 2006 to allow the construction of a guesthouse at 3252 Curlew Road, Lake Placid, Florida.

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

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

There being no further business, the meeting was adjourned at 3:55 pm.

Respectfully submitted by,
Angie King
Planning and Zoning Technician II