

**Highlands County
Zoning Board of Adjustment
June 9, 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

A. 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.

6. NEW BUSINESS

A. BOA 2012 - YSHETTA HOLDEN, C/O SARAH MAIER, DEWBERRY ENGINEERS

An approximate 0.11-acre parcel located at 153 E A Smith Ave, Lake Placid, and identified by Parcel Identification No. [C-07-37-30-040-0140-0010](#).

The Applicant is requesting a 2.25-foot variance to allow a 12.75-foot corner setback instead of the required 15 feet, to replace a damaged dwelling.

Reference: Highlands County Code of Ordinances, Section 12.05.221, Subsection G through 12.05.210, Subsection G: Corner [yard requirement]: [...] 15 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 - AUGUST 11, 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.

DRAFT
Highlands County
Zoning Board of Adjustment
Tuesday, May 12, 2026, REGULAR MEETING
MINUTES

1. CALL TO ORDER

The meeting was called to order at 3:00 p.m., Tuesday, May 12, 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 by Mrs. Ezell and the Pledge of Allegiance.

2. ROLL CALL

Roll call was taken with the following members present:

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

Alternate Voting Members present: Mrs. Payne.

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

Staff present: Mrs. King, Planning and Zoning Technician II; Mrs. Navarrete, Planner I; Ms. Collinsworth, Planner I; 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 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. Mr. Youngman read the request into the record. Ms. Collinsworth confirmed proof of advertising requirements and noted there has been one letter received in concern to the request and no letters received in favor of the request. Ms. Collinworth noted an error in the staff report in the second paragraph under Development Services Summary and Analysis, which should correctly state that the proposed structure will meet the required side and rear setbacks but will not comply with front yard setback without the requested variance. The agent, Sarah Maier, was sworn in and available to answer questions from the Board and public. Discussion ensued amongst the Board members and agent regarding the variance request, the previously damaged dwelling, and the property characteristics. The agent explained the stairs would exceed 3.5 feet in height from the ground and did not qualify as a yard encroachment, thus requiring the variance to the 25-foot front setback, and that due to the grade of the property the home could not be moved back to meet the required setbacks.

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

Motion made by Mrs. Lopez and seconded by Mr. Boring to approve Variance Application No. 2002 for 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 at 130 E A Smith Ave, Lake Placid, Florida.

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

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. Mr. Youngman read the request into the record. Mrs. Navarrete confirmed proof of advertising requirements and noted there have been five letters received in objection to the request, including one petition containing five signatures from surrounding property owners, and no letters received in favor of the request. Mrs. Brooks was sworn in and provided the Board with a brief overview of the request. Discussion ensued amongst the Board members and the applicant regarding the number of chickens, the location of the coop, the structural integrity of the coop, and the chickens roaming.

Chair Youngman opened the floor for public comment. One member of the audience spoke in favor of the request and requested clarification regarding

whether the chicken coop had to be demolished or if it could be repurposed in the correct location. Staff noted there was no structural requirement in the ordinance for the chicken coop. Three members of the audience spoke against the request, noting concerns of disease, vermin, pests, decreased property values, a rooster, chicken excrement on neighboring properties because they free roam, and damage to flower beds and patio furniture.

Motion made by Mrs. Ezell and seconded by Mrs. Lopez to approve Special Exception Application No. 2007 to allow the raising, keeping or maintaining up to two caged hens at 211 Lark Avenue, Sebring, Florida, with the conditions as indicated in the staff report.

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

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. 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. Ms. Rossi was sworn in and presented a brief description of the request. Board members inquired as to the nature of the reduction of the coop setback. The agent noted the requested location is preferred based on the customer's desire to preserve the existing trees on the property, moving the coop to meet the required setbacks would require the removal of the trees which were a natural amenity and selling point when the property was purchased.

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 Mrs. Payne to approve Special Exception Application No. 2007 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, at 218 Rail Avenue, Sebring, Florida, with the conditions as indicated in the staff report.

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

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. 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, but one letter stating there would be no impact from the requested variance. Mr. Stanley was sworn in and provided a brief overview of 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. Lopez and seconded by Mr. Roberts to approve Variance Application No. 2010 for a 7-foot variance to allow an 18-foot rear yard setback instead of the required 25 feet, to enclose an existing screen room at 1500 Duane Palmer Boulevard, Sebring.

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

7. CITIZENS NOT ON THE AGENDA

8. DEVELOPMENT SERVICES DEPARTMENT

9. BOARD MEMBERS

Since the question was raised during one of the hearings for the hens, Mrs. Ezell asked if staff could address in a future Knowledge Quest what regulations there are about people selling things from their front yard.

10. ANNOUNCEMENT OF NEXT MEETING - JUNE 9, 2026

11. ADJOURN

There being no further business, the meeting was adjourned at 3:54 pm.

Respectfully submitted by,
Angie King
Planning and Zoning Technician II

**Highlands County
Zoning Board of Adjustment Agenda Item**

Date of Action Request: June 9, 2026

Planner: Rachael Navarrete, Planner I

Hearing Number: BOA 2004 - Hicoria Sand Mine

Statement of Issue

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.

Recommended Action

Move to deny Special Exception Application No. 2004.

Attachments:

1. BOA 2004 Staff Report - June 9, 2026
2. BOA 2004 Application

**HIGHLANDS COUNTY
BOARD OF ADJUSTMENT
STAFF REPORT**

Type: Special Exception	BOA Hearing Date: 6/09/2026
Case Number: BOA 2004	Case Name: Hicoria Sand Mine Special Exception
Agent: Cool and Cobb Engineering	Property Owner(s): Hicoria I LLC + Hicoria II LLC
BOA Agenda Item: 5A	Case Staff Member: Rachael Navarrete

Request: The Applicant is requesting a Special Exception to allow a sand mine, involving the extraction of natural materials removing of earth and topsoil, in accordance with Sections 12.05.200.F.14 of the Highlands County Land Development Regulation (“LDRs”).

General Location: Three parcels totaling an approximate 243.97 acres located approximately 0.27 miles west of US 27 N, 1.76 miles south of Archbold Road, 5.22 miles north of CR 731 and 3.49 miles south of SR 70 E.

Address: 97 Paul Road, 155 Paul Road, and 57 Hicoria Road, Venus, Florida 33960

Parcel ID #: [C-29-38-30-A00-0030-0000](#)
[C-29-38-30-A00-0040-0000](#)
[C-20-38-30-A00-0090-0000](#)

Zoning: Agricultural District (AU)

Future Land Use: Agriculture (AG)

Background:

This hearing was continued from April 14, 2026, at the request of the Applicant, to allow them time to compile additional documentation and information in support of the request. The Applicant submitted the following additional information:

- In support of the statement in the application that all mining activities will be conducted using a closed-loop dredging system with no dewatering proposed, the Applicant has further provided that in a closed-loop system, water used during mining operations is generally retained and recirculated within the excavation area rather than pumped out and discharged offsite. This method is intended to reduce

groundwater withdrawals and minimize hydrologic impacts when compared to traditional dry mining operations.

- In response to concerns about groundwater impacts, the Applicant has referenced data collected from monitoring wells associated with Archbold Biological Station suggesting that natural groundwater fluctuations within the area commonly exceed approximately four feet seasonally. The Applicant has stated that available studies and monitoring data associated with closed-loop mining systems generally indicate that groundwater impacts are typically localized and substantially less pronounced than impacts associated with traditional dewatering operations, due to the recirculation of water within the mining system rather than continuous groundwater extraction. This data has not been provided to staff.
- In an effort to help minimize potential impacts to onsite wetlands and adjacent hydrologic systems, the Applicant has indicated they are open to increasing the buffer from the indicated wetlands located along the southwestern portion of the property from 200 feet to 1,000 feet. An increase in the buffer width would correspondingly decrease the size of the pond area.

Recommended Motion:

Based on the specific findings identified in the staff report that **do not** meet the criteria for granting special exceptions, staff is still unable to recommend approval; therefore, the recommended motion is as follows:

Move to DENY Special Exception Application No. 2004.

Development Services Summary and Analysis:

- The Applicant intends to use the properties for a sand mining operation. Mining activities are listed as permissible special exceptions within the AU District, per Section 12.05.200.F.14 of the LDRs.
- The proposed excavation area as shown on the conceptual site plan covers approximately 170 of the 243.97 total acres of the site. 10 to 15 acres are designated for office space, weighing stations, and stockpiling of excavated materials.
- The application indicates that all mining activities will be conducted using a closed-loop dredging system (dug wet), with no dewatering proposed, as a means of minimizing the potential impacts to groundwater. According to the Applicant, in a closed-loop system, water used during mining operations is generally retained and recirculated within the excavation area rather than pumped out and discharged offsite. This method is intended to reduce groundwater withdrawals and minimize hydrologic impacts when compared to traditional dry mining operations. While the system may help reduce groundwater drawdown and offsite discharge impacts,

potential effects to groundwater flow patterns and water quality cannot be fully determined at this time without a hydrologic study of the site.

- A geotechnical report dated October 14, 2024, by Florida Superior Sand, Inc., was submitted with the application and indicates that current groundwater levels on the site were observed between approximately 8.8 to 10.8 feet below the existing ground surface. Any potential impacts to groundwater would be subject to further review and permitting by applicable regulatory agencies, including the Florida Department of Environmental Protection (FDEP) and the Southwest Florida Water Management District (SWFWMD).
- The National Wetlands Inventory Map indicates the presence of freshwater emergent wetlands on parts of the western perimeter of 155 Paul Road, while the Conservation Overlay Map Series of the Highlands County 2050 Comprehensive Plan indicates that the development site contains no selected natural resources. However, the site is shown as having Astatula Sand, one of the soil types identified by the Comprehensive Plan as supporting Xeric Upland habitat. Pursuant to Section 12.12.603 of the LDRs, the Applicant will be required to obtain Environmental Clearance for the proposed development. As part of the SWFWMD application process, the Applicant will be required to document any wetland impacts and hydrologic impacts.
- The proposed sand mine site abuts a large tract of privately-owned conservation land which connects to a larger network of State and Federally designated conservation areas intended to support the Lake Wales Ridge ecosystem, the Florida Wildlife Corridor, the protection of wetlands, and the preservation of agricultural activities. The Applicant has not proposed any mitigation measures to reduce the impacts of the potential dust, noise, light, or vibration from the proposed sand mine on the surrounding habitats or wildlife species.
- Per available FDEP mapping resources, there are no known sinkholes identified within the proposed mining area. The Applicant has indicated that coordination with the Highlands County Engineering Department will occur to address any potential sinkhole conditions, if they are encountered during operations.
- The Applicant has indicated in the application that truck traffic associated with the proposed mining operation would primarily utilize US 27, a principal arterial roadway, designed to accommodate higher traffic volumes. However, access to the site is provided via Hickory Road, which is classified as a local roadway. The Applicant anticipates 40 to 60 commercial truck trips per day associated with the mining operation. Pursuant to Section 12.09.104.A.6. of the LDRs, "Commercial developments shall not maintain principal vehicular access on a local roadway unless otherwise permitted by the Board of County Commissioners." Hickory Road currently serves rural residential and agricultural properties and is not designed to accommodate frequent heavy truck traffic. Additionally, Old State Road 8 is classified as a rural minor collector road and has been identified as needing roadway improvements, indicating that the surrounding roadway network may not

be adequately equipped to support the increased traffic demands associated with the proposed mining use.

- The proposed reclamation plan includes the creation of a large water feature, approximately 170 acres in size, upon completion of the mining activities. The Applicant has indicated that the reclaimed site may accommodate future uses such as low-density residential development or recreational amenities, including a park with a boat ramp and nature trails. (The Board of County Commissioners has not been presented with a request to assume maintenance of any proposed park, nor have they made any commitments to do so.) Alternatively, the Applicant has indicated that the proposed water feature may remain privately-owned and maintained as part of the reclamation plan. The anticipated completion time for the mining operation is approximately 20 to 50 years. Reclamation plans are subject to final review and approval by FDEP as part of the applicable state permitting process, as well as review through the County's mining permitting process through the Engineering Department.
- The Applicant and the Highlands County Engineering Department held a pre-application meeting on November 14, 2024, to discuss the proposed operation and applicable development requirements. Any future development of the site would be subject to review and approval through the Commercial Site Plan Review process, the Mining Permit process, and all other applicable permitting requirements.
- A Cultural Resource Assessment Desktop Analysis has been performed on the properties and concluded there is a "moderate to low probability for the occurrence of Indigenous archaeological sites based on the environmental setting and low potential for the occurrence of historic archaeological sites." Therefore, the requirement for an archaeological reconnaissance survey and report, as stated in Section 12.15.203 of the LDRs, has been fulfilled.

Demonstrations of Criteria for Granting Special Exception Summarized Below:

Specific Findings:

- 1. The development will not materially endanger the public health or safety or adversely affect the public interest.**

The application does not meet this specific finding. The proposed sand mining operation is anticipated to generate a substantial increase in commercial truck traffic associated with the transport of mined materials. Although the Applicant indicates that truck traffic would primarily access the site via US 27, with a proposed right-turn only exit onto Hicoria Road, access to the site would still require use of Hicoria Road, which is classified as a local roadway typically designed for limited daily trips, lower speeds, and lighter vehicular use. The existing roadway, along with the connecting roadway network including Old State Road 8, is not currently designed to accommodate the volume and frequency of

heavy truck traffic associated with the proposed operation without significant improvements.

Additionally, the surrounding area includes established rural residential properties in relatively close proximity to the proposed mining operation. The nearest residence is located approximately 0.22 miles from the most northwestern portion of the project area, with more than a dozen additional homes located approximately 0.75 miles away. Given the scale of the proposed excavation, including wet dredging to depths of 50 feet across a large portion of the site, there is potential for changes to local groundwater conditions and hydrological patterns; however, the extent of such impacts is unknown at this time without site-specific data collected from a hydrologic study. While such impacts would be subject to review by applicable regulatory agencies, the proximity of the operation to nearby residences raises concerns regarding potential effects on water availability and overall public welfare. Therefore, the proposed use may materially endanger public health or safety and adversely affect the public interest.

2. The development will not substantially injure the value of adjoining or abutting property.

The application does not meet this specific finding. The proposed use represents an industrial-scale activity within a predominantly rural residential and agricultural area. The proximity of the proposed excavation activities to nearby residential properties introduces a use that is more intensive than the surrounding land use pattern. The introduction of mining activities, along with associated truck traffic and intensive operations, may negatively influence the desirability of nearby residential properties and, in turn, impact the properties' values.

While the Applicant has proposed a conceptual reclamation plan that may include the creation of a large water feature and potential future residential or recreational uses, the mining operations are anticipated to occur over an extended period of approximately 20 to 50 years. As such, any potential long-term benefits associated with reclamation are speculative and would not offset the immediate and long-term impacts associated with the active mining operation. Additionally, the existing infrastructure in the area may not currently support future residential development of that scale. Therefore, the proposed sand mine is likely to adversely affect the value of adjoining or nearby properties.

3. The development will be in harmony with the area in which it is to be located.

The application does not meet this specific finding. The subject properties are located within a predominantly rural area characterized by agricultural uses, scattered single-family homes, and nearby conservation lands that support sensitive habitats, including wetlands and scrub ecosystems associated with the Lake Wales Ridge. The proposed sand mine operation, which includes large-scale excavation and associated uses, is not consistent with the existing rural character of the area.

Residential properties are located in relatively close proximity to the proposed operation, with the nearest residence being approximately 0.22 miles from the project area and more than a dozen within 0.75 miles. The introduction of a use of this intensity in close proximity to these homes is not compatible with surrounding land use patterns in the immediate area.

Furthermore, a special exception use previously approved in the vicinity already introduces a higher level of intensity than is typical for the area. The addition of another large-scale operation would further increase the concentration of intensive uses, resulting in cumulative impacts that are not consistent with the rural character of the area or the broader conservation context. As such, the proposed development would not be in harmony with the area in which it is to be located.

4. **The development will comply with all requirements of the Highlands County Land Development Regulations, Comprehensive Plan, other plans as adopted by Highlands County, and Florida Statutes.**

The proposed mining use would need to comply with all requirements. Permits will be required through FDEP and/or SWFWMD, and the Highlands County Engineering Department.

5. **The Board of Adjustment shall prescribe a time limit within which the action for which the Special Exception shall be begun or completed or both.**

The Applicant intends to initiate the permitting process as soon as possible if approval of the special exception is granted by the Board of Adjustment. The approval would remain valid indefinitely unless an expiration date is set by the Board of Adjustment.

Table 1. Surrounding Land Use and Zoning Designations:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Properties	Cleared Groves	Agriculture (AG)	Agricultural District (AU)
Adjacent Property to the North	Grazing, Composting	AG	AU
Adjacent Property to the South	Groves/Orchards	AG	AU
Adjacent Property to the East	Groves/Orchards	AG	AU
Adjacent Property to the West	Groves/Orchards	AG	AU

Applicable References:

Planning:

- §163.3194(1)(a) - (b), Florida Statutes: Legal Status of Comprehensive Plan;
- Highlands County 2050 Comprehensive Plan: Future Land Use Policy 1.2.D.1, Agriculture (AG).

Zoning:

- Highlands County LDRs: Section 12.05.200: AU Agricultural District; Article 12, Division 7: Mining Permits.

Compatibility with Surrounding Land Uses:

The subject properties are located within a predominantly rural area that is characterized by agricultural uses, scattered single-family homes, and nearby conservation lands. The proposed sand mining operation, including approximately 170 acres of excavation, represents a large-scale industrial activity that is not consistent with the existing rural residential and agricultural character of the surrounding area. Residential properties are located in relatively close proximity to the project area, and the introduction of intensive mining activities, including heavy truck traffic and associated operations, is not compatible with the established land use patterns.

In addition, access to the site via Hickory Road, a local roadway not designed to accommodate sustained heavy truck traffic, further contributes to compatibility concerns related to roadway capacity, safety, and impacts to nearby residences. The presence of an existing higher intensity use in the vicinity already introduces a level of activity greater than what is typical for the area. The addition of the proposed mining operation would further increase the concentration of higher intensity uses, resulting in cumulative impacts that are not consistent with the rural character or surrounding land uses.

Based on these factors, the proposed sand mine is not compatible with surrounding land uses and does not maintain the character of the area.

Development Review Committee Comments:

1. The Departments, Divisions, and Agencies listed below provided comments as follows:

Highlands County Natural Resources: Natural Resources does not recommend the application to move forward unless actions are taken (Additional comments from Natural Resources have been provided in Exhibit 4).

Florida Department of Environmental Protection: The facility does not currently have an application submitted to the FDEP State of Florida, but an ERP would be required from the State of Florida, or the local WMD, prior to construction or initiation of the project / excavation.

[...] If the project is proposing to sort, grade, process, or wash the material excavated, then they would be considered a MINE, and not a Borrow Pit, which would require a permit from the FDEP MMP. If they elect to restrict the development of the project to be more in-line with a borrow pit activity, they could seek and obtain an ERP from the WMD.

Highlands County Road & Bridge Department: The entrance/exit to the mine should be limited to 1. A minimum of a 2' paved shoulder should be added to the roadway 50' (ft) in each direction from the entrance. This will avoid the regular edge deterioration and depressions in the unpaved shoulder that occur with the off-tracking and turning radius of larger commercial vehicles as they enter/exit on to the roadway. Also, additional ROW along Hicoria Rd is potentially needed to maintain current standards.

Highlands County Engineering Department: Our office recommends denial of the special exception at this time because the proposed haul route has been determined to be substandard and is classified as a local roadway. In accordance with Paragraph B of Section 12.09.104, "Commercial developments shall not maintain principal vehicular access on a local roadway unless otherwise permitted by the Board of County Commissioners (BOCC)."

The applicant will need to meet with the Engineering Department to determine how the roadway can be improved to meet applicable standards. Once a feasible improvement plan has been developed, the concept may be presented to the BOCC for consideration.

No Comment	No Response
Highlands County Code Enforcement	Highlands County Emergency Management
Highlands County Sheriff's Office	
Southwest Florida Water Management District	
Florida Department of Health	
Highlands County Fire Rescue	

Staff Findings:

BASED ON THE SPECIFIC FINDINGS IDENTIFIED IN THE STAFF REPORT, STAFF FINDS THE PROPOSED REQUEST IS NOT CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS.

PURSUANT TO HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS, SECTION 12.03.205.E, IT IS THE BURDEN OF THE APPLICANT/OWNER TO PRESENT EVIDENCE TO THE BOARD OF ADJUSTMENT SUFFICIENT TO ESTABLISH WHETHER THE REQUEST SHOULD BE GRANTED. THE BURDEN OF PURSUASION REMAINS WITH THE APPLICANT/OWNER AT ALL TIMES.

If, based upon the testimony and evidence submitted at the hearing, the Zoning Board of Adjustment finds that the requested Special Exception will comply with all requirements of the Land Development Regulations and Florida law, the suggested motion would be as follows:

Move to approve Special Exception Application No. 2004 to allow a sand mine at 97 Paul Road, 155 Paul Road, and 57 Hicoria Road, Venus, Florida, with the following conditions:

Conditions of Approval:

1. The entrance to the sand mine operation shall include a gate for entry and exit. The use shall be limited to one access point on Hicoria Road.
2. The hours of operation for all mining activities, including equipment operation, shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No activities of the mining operation shall take place on Sundays.
3. Landscape buffering requirements for mining operations are regulated under Section 12.12.707 of the LDRs (Standards for location and operation of a mine) and must be adhered to as part of the mining permit process. In addition to the required 25-foot-wide transitional buffer, the Applicant shall also install a landscape berm around the properties to mitigate noise, dust, and visual impacts on neighboring parcels. The landscape berm and required buffering shall be maintained in a healthy, visually appealing condition to aid compatibility with surrounding properties.
4. Approval of the sand mine operation shall be contingent upon the Applicant improving all roadways providing access to the properties, as well as all designated truck routes to and from the site, to meet County standards, as determined by the Highlands County Engineering Department. The Applicant shall be required to have a minimum of a 2-foot paved shoulder to be added to the roadway 50 feet in each direction from the entrance. Additional ROW along Hicoria Road may be required by the County Engineer to maintain current standards. Plans for these improvements must be reviewed and approved by the County prior to the commencement of operations.
5. All commercial truck traffic associated with the mining operation shall utilize the approved haul route as determined by Highlands County Engineering. No alternative routes utilizing Old State Road 8 shall be permitted unless otherwise approved by the County.
6. The Applicant shall maintain a minimum 1,000-foot buffer from the identified wetlands located along the southwestern portion of the property. No mining activities, excavation, stockpiling, or associated operational disturbances

shall occur within the required buffer area unless otherwise approved by applicable state or federal permitting agencies.

7. Mining operations shall be conducted utilizing a closed-loop dredging system as represented by the Applicant and associated application materials. No active dewatering operations shall occur unless otherwise authorized through all applicable state, federal, and local permitting approvals.
8. Prior to commencement of any mining activities, the Applicant shall comply with licensure and other requirements of federal, state, and local regulations, including but not limited to specific permits from the Florida Department of Environmental Protection (FDEP), the Florida Department of Agriculture & Consumer Services (FDACS), and the Southwest Florida Water Management District (SWFWMD), which governs environmental impacts and resource management. The Applicant shall obtain an Environmental Resource Permit (ERP) and Environmental Clearance in accordance with Article 12, Division 6 of the LDRs, addressing potential impacts on groundwater resources and sinkhole risks associated with the proposed mining operation. No activities may commence without completion of environmental reviews, wildlife surveys, and resource protection measures.
9. The Applicant shall obtain all permits required by the County, State and Federal agencies prior to commencing any mining activities, including, but not limited to, a mining permit, in accordance with Article 12, Division 7 of the LDRs.
10. A final development order/mining permit related to the purpose of the Special Exception must be obtained within two (2) years after the approval of the Special Exception. Failure to comply with the time period set forth herein shall result in the automatic expiration of the Special Exception.
11. Failure to comply with all conditions of approval or County, State, or Federal regulations, may result in Code Enforcement action and/or the Special Exception being brought back before the BOA to consider revocation.

General Notes:

Note: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the Special Exception approval.

Note: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Development Services Department, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan and Land

Development Regulations or other development regulations in effect at the time of the development.

Attachments:

- Exhibit 1: Location Map
- Exhibit 2: Aerial Map
- Exhibit 3: Zoning Map
- Exhibit 4: Florida Conservation Lands Map
- Exhibit 5: Additional Comments from Highlands County Natural Resources
- Exhibit 6: Site Photographs

Exhibit 1:

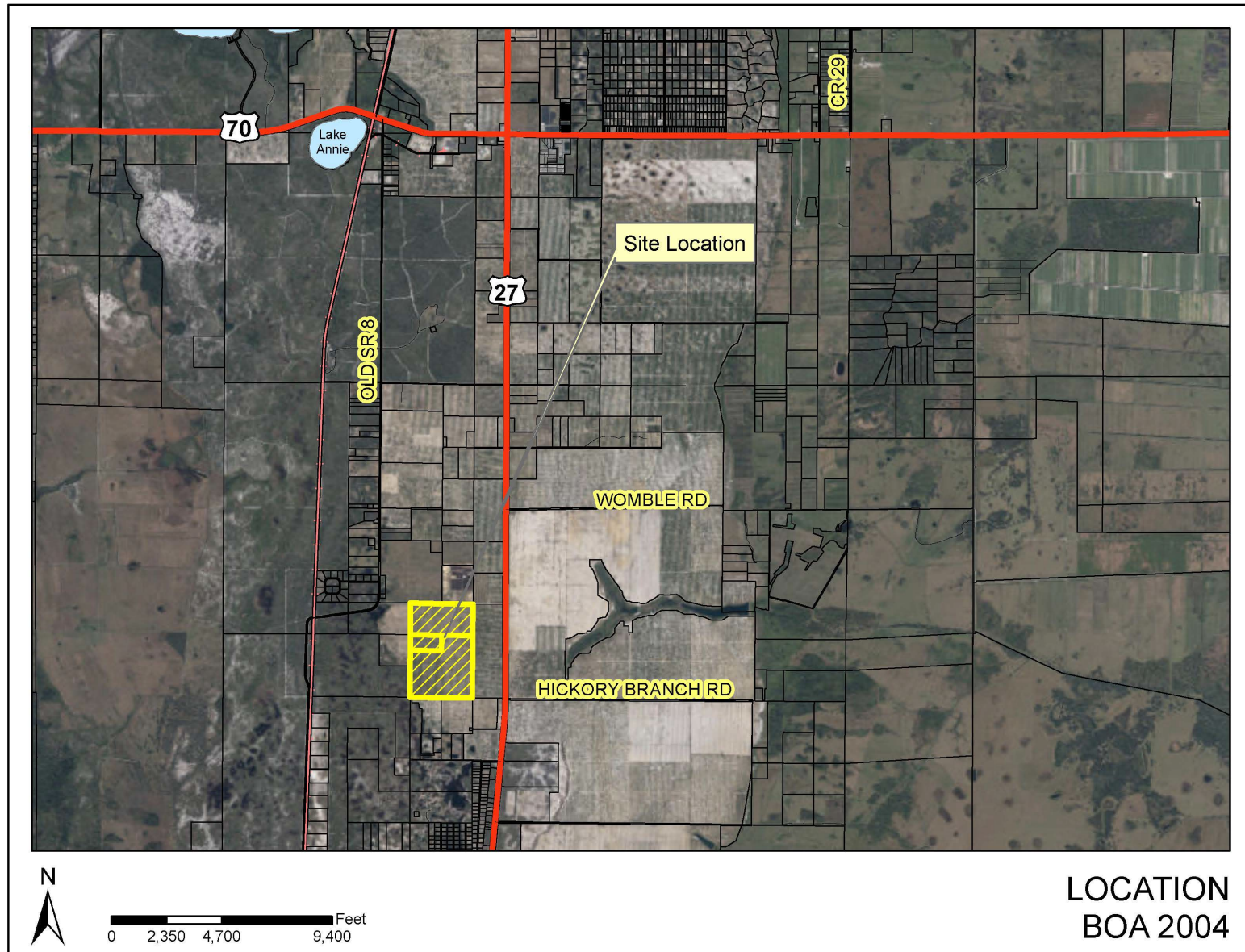


Exhibit 2:

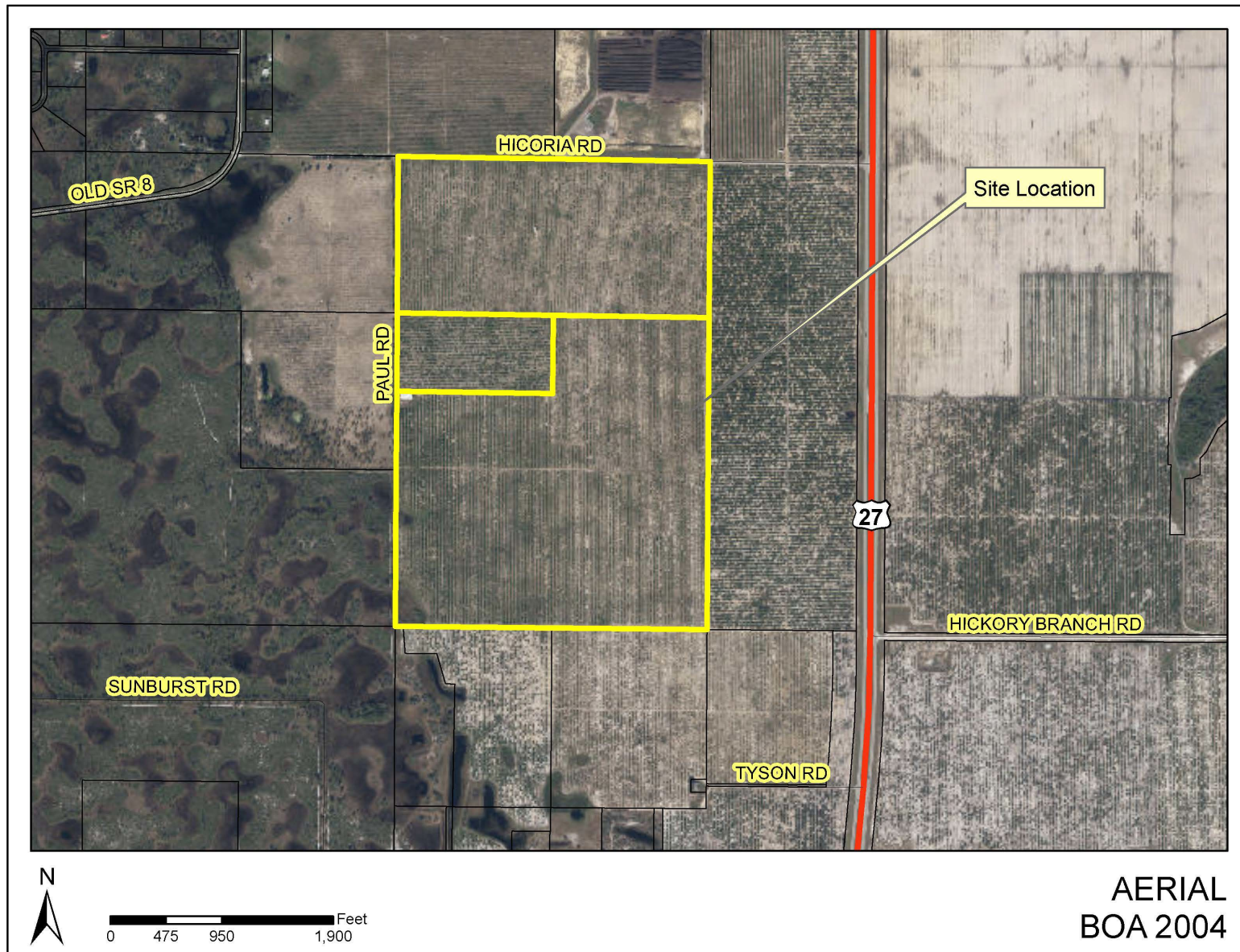


Exhibit 3:

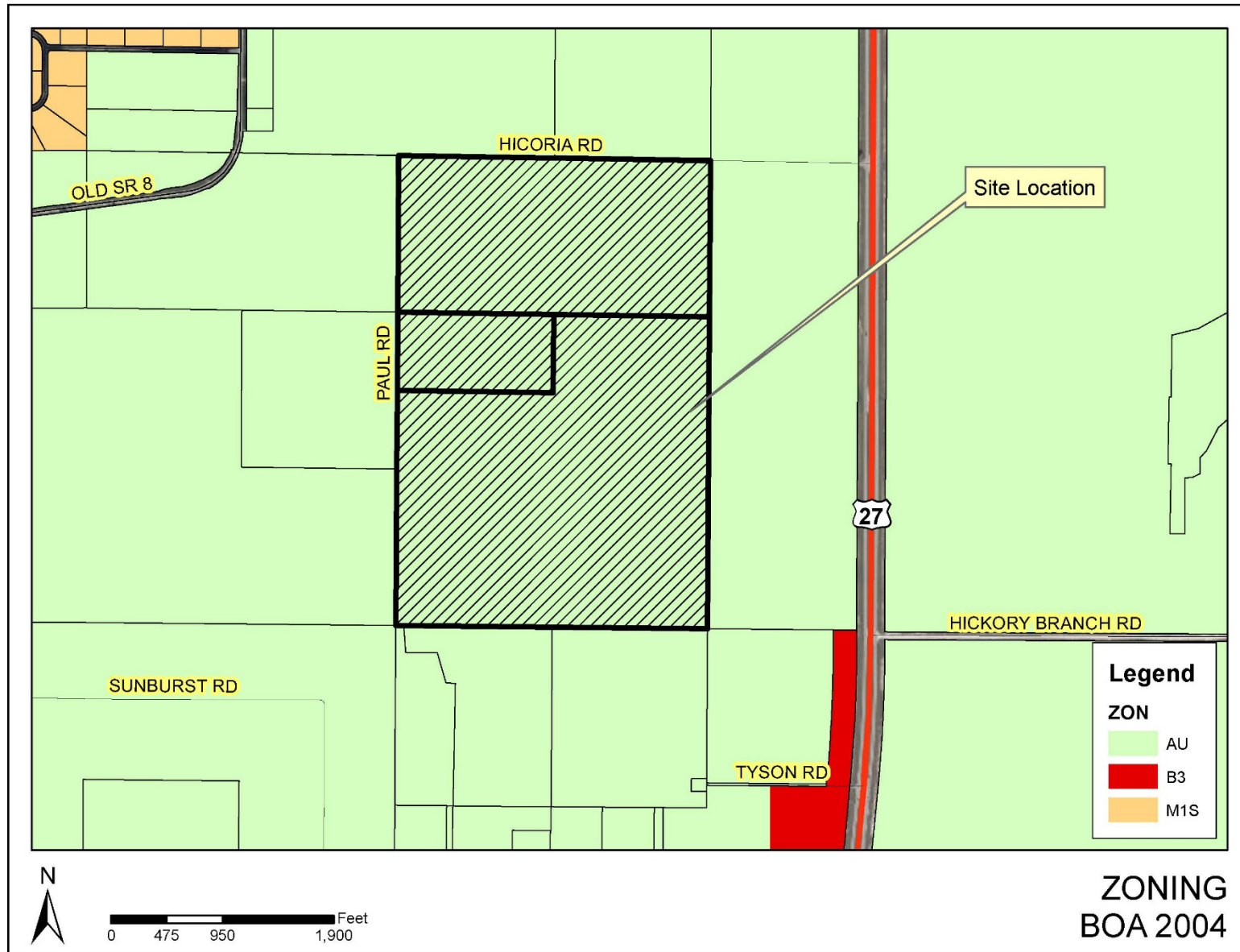
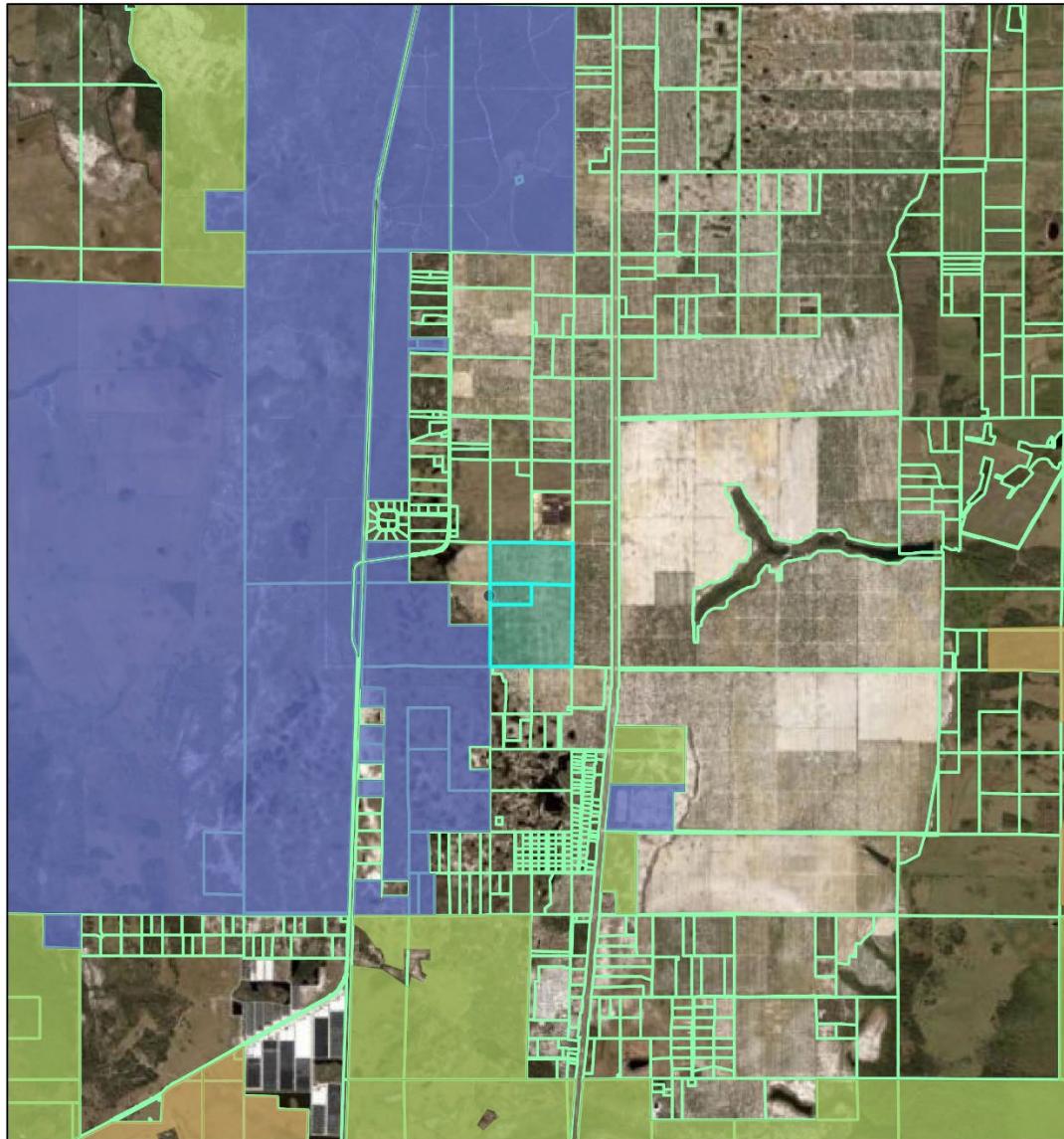


Exhibit 4:

Florida Conservation Lands

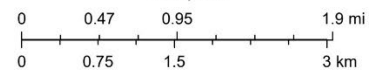


5/15/2026, 10:28:14 AM

Florida Conservation Lands (FNAI Managed Areas) - FL_Conervation_Lands_web

- Federal
- State
- Private
- Parcels (REST)
- County Boundary

1:62,093



State of Florida, Earthstar Geographics

USFWS | Southwest Florida Water Management District | FDEP, Water Resource Management | FDEP, WRM | State of Florida, Vantor | Florida Natural Areas Inventory |

Exhibit 5: Natural Resources Division Comments

As sand mining in ridge ecosystems can drastically alter groundwater levels, with some estimates showing surficial aquifer levels being reduced by up to four feet, mitigation against these impacts must occur as well as groundwater monitoring to monitor both the quality and quantity of groundwater. The proposed development site contains FEMA Firm Flood Hazard Zones (1% annual chance to flood). FDEP has designated the area on and surrounding the proposed development site as groundwater being vulnerable to contamination for the Floridan aquifer, surficial aquifer, and intermediate aquifer.

Action: A hydrologic monitoring program is needed and shall include monthly monitoring of groundwater quality and quantity throughout operation to monitor potential impacts on surrounding conservation lands. Any substantial impacts will need to be rectified before continuing operations.

The proposed reclamation highlights a county owned and maintained lake. Multiple questions arise concerning the management cost, water quality, habitat quality, as well as groundwater quantity and quality. Application highlights a littoral zone surrounding the rim of the lake however the schematics shown are not conducive to a high-quality littoral zone.

Additionally, the depth of the lake is not conducive to high quality habitat that can regulate water quality. This can lead to a eutrophic ecosystem being built within the Lake Okeechobee Basin Management Action Plan (Okee BMAP) where water quality standards are incredibly strict.

Action: Remove this idea. County does not need to be responsible for regulating another body of water that within the Okeechobee Basin Management Action Plan.

Throughout the application the applicant states that onsite activities do not constitute mining and will go through the SWFWMD ERP process. A full narrative on how materials are excavated, stored, and then transported including all equipment used can help distinguish between whether this is a mining operation or a borrow pit. As currently written, the application is too vague to determine. Permitting, mitigation, and monitoring processes vary drastically between a FDEP mining permit and a SWFWMD ERP permit. Wetlands onsite will also require consultation with USACE.

Action: They need to clearly define if operation is mining or a borrow pit.

The area the Hicoria Mine is proposed is directly adjacent to conservation lands containing both cutthroat and wetland habitats. A small portion of this contiguous wetland habitat occurs within the proposed development boundary. Per Section 12.12.202 "When development is proposed in any of these areas, the developer shall, where feasible, design the project so as to cooperate with the county in meeting these commitments by, among other measures, protecting the natural functions and hydrology of all wetland systems, including cutthroat grass seeps, by buffering

against incompatible land uses and by mitigating development impacts to the system in accordance with applicable natural resource policies.”

Action: Development needs to follow State buffer.

Slopes provided are not within compliance of the county LDR Section 12.12.707 “The standard slope for the side of an excavation shall be no steeper than one-foot vertical drop for every four feet of horizontal distance measured from the edge of the excavation at existing grade to a depth of no less than three feet below the seasonal high water table elevation. Below a depth of three feet, the grade may not exceed a drop of one foot horizontal to one foot vertical. If the applicant desires a slope greater than the standard described above, he shall specify this in the application along with a justification for the deviation from the standard. The county engineer will consider whether conditions warrant a deviation from the slope requirement.”. In addition, the potential for sinkhole formation is elevated.

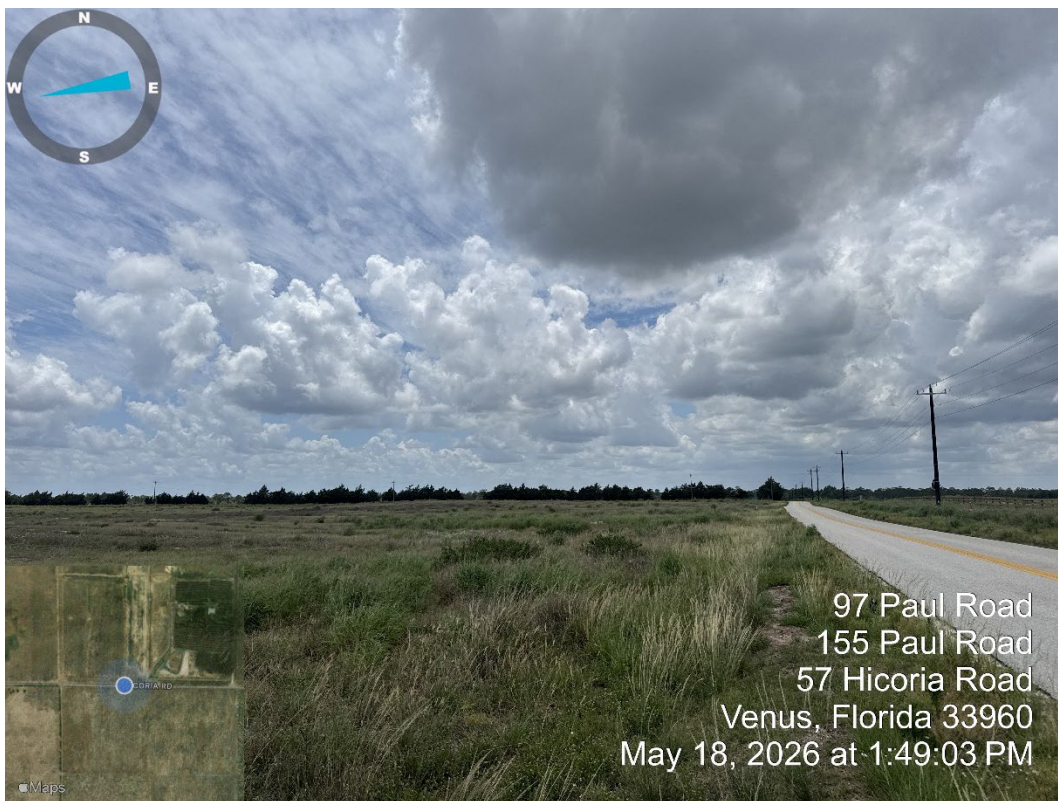
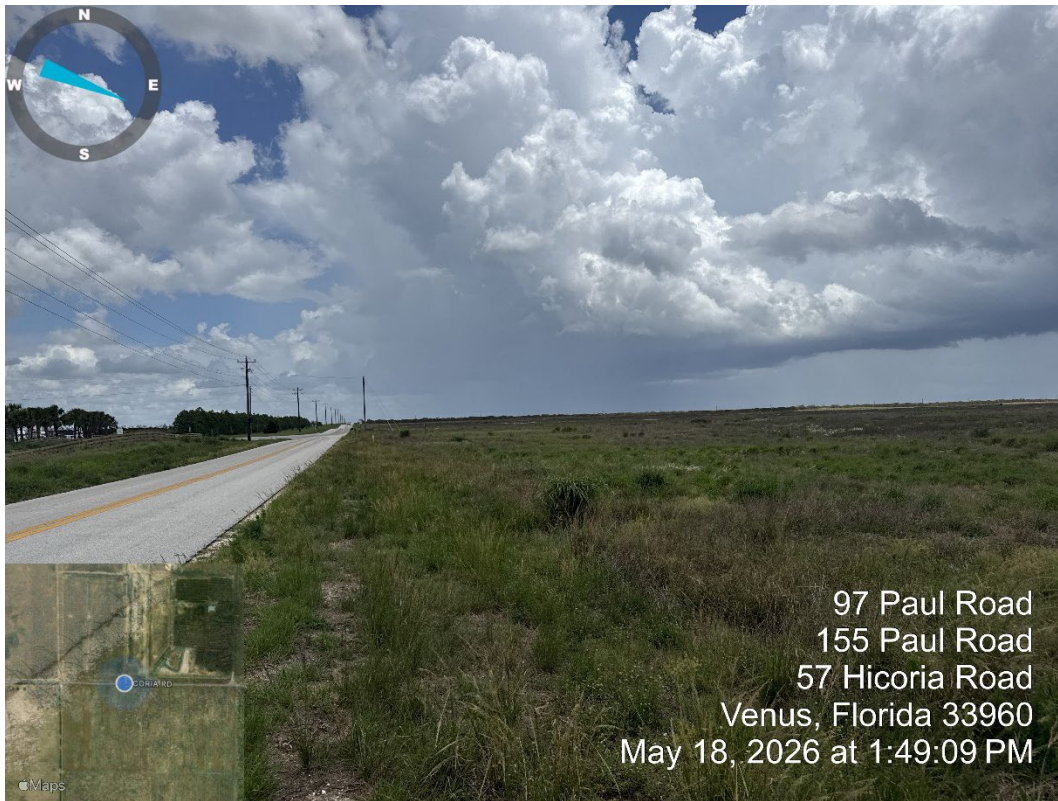
Action: Justification needed and engineer study confirming collapse isn’t imminent.

If development is to proceed a full ECR with all minimum requirements met (Section 12.12.614) is required with review from both the Natural Resources department and the Natural Resources Advisory Commission (NRAC).

Natural Resources does not recommend the application to move forward unless actions are taken.

- Hicoria mine property directly abuts conservation land owned by Archbold Biological station.
- Conservation land consists predominantly of wetland and cutthroat seep type ecosystems.
- Wet dredging in ridge mines have the ability to significantly impact surficial aquifer levels with some estimates reducing levels by about 4 feet ([Hydrologic Effects of Sand Mining in Lake County, Florida](#))
- Mining operations have the potential to significantly impact adjacent wetland habitat.
- Wetland setbacks offer no significant hydrologic protection for wetlands impact by mining operations.
- FEMA Firm Flood Hazard Zone (1% annual chance to flood) present on site and surrounding properties. [FEMA Flood Map Service Center](#)
- ECR required at time of development review.
- Are excavated materials processed on site? Or will sand be transported wet?
- Proposed “Lake” is within the Okeechobee BMAP. Who will own and manage to meet the nutrient criterion required under the Okeechobee BMAP?
- Schematics do not provide area need for a sufficient littoral zone. Littoral zones in freshwater bodies are typically less than 5 feet with good light penetration.
- FDEP listed area as groundwater vulnerable to contamination for the Floridan Aquifer, Surficial Aquifer, and Intermediate Aquifer.

Exhibit 6:



Highlands County, Florida
Special Exception Application

Project # 26020027

SECTION I. THIS SECTION FOR STAFF USE ONLY!

Date Received:

Amount of Fee: \$1,000

Receipt No.: 42000000481

Tax Map No.: 144A

Case No.: BOA # 2004

Hearing Date: 4/14/2026

Date Adopted:

SECTION II. PLEASE PRINT OR WRITE CLEARLY ALL APPLICABLE INFORMATION.

This application and all required supplemental information must be properly completed according to the instructions. All information and exhibits submitted in connection with this application will become a permanent part of the public records of Highlands County. Please submit the application to the Zoning Division to be checked for completeness by staff before the applicable deadline. The Division accepts no responsibility for the completeness and accuracy of the application and will not advertise the application for public hearing until all required information is deemed to be accurate and complete. It is recommended that the applicant, agent, or representatives be present at the public hearing.

Special Exception requested before the Board of Adjustment: Sand, gravel, rock or stone pit or quarry or other operations involving the extraction of natural materials, removing of earth or topsoil.

This application has been reviewed for completeness and determined sufficient:

U Melony Elpepper
Zoning Supervisor

2/25/2026

Date

Special Exception is sought pursuant to Section 12.03.205 (C) of the Code of Ordinances under Section 12.05.200 (F.14) of the Code.

1. Name of Property Owner: (Application must be signed by the property owner. If more than one, all the owners must sign the Owners Affidavit (attached), which must accompany the application):

Print Name: Hicoria Mine LLC & Hicoria II, LLC

Mailing Address: 6801 Lake Worth Road, Suite 124
Greenacres, FL 33467

Telephone No.: 561-441-0216

E-Mail Address: [REDACTED]

2. Name of Agent: (Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.)

Print Name: Cool and Cobb Engineering Company

Mailing Address: 203 W Main St
Avon Park, FL 33825

Telephone No.: 863-657-2323

E-Mail Address: [REDACTED]

3. Legal Description and Strap of Property Covered by Application: (If subdivided: lot, block, complete name of subdivision, plat book, page number, section, township, and range. If metes and bounds description: complete description, including section, township, and range.) See legal description attached.

STRAP #: C- 29 - 38 - 30 - A00 - 0030 - 0000

C-20-38-30-A00-0090-0000

C-29-38-30-A00-0040-0000

4. Street Address of Property Covered by Application: 155 PAUL ROAD/57 HICORIA ROAD/97 PAUL RD
VENUS, FL 33960

SECTION III: INFORMATION ABOUT EXISTING USE

5. Existing Zoning District: AU Existing Land Use Classification: AG

Are the Zoning and Comprehensive Plan Consistent? ☒ Consistent ☐ Not Consistent

6. Vesting: Is the property vested for specific property rights? ☐ Yes ☒ No If Yes, list the Vesting Action or Order Number or the method used to grant vested rights (state binding letter, legal lot of record, etc.): _____

7. Is this hearing being requested as a result of a code violation notice? ☐ Yes ☒ No If Yes, explain. _____

8. Has a public hearing been held on this property within the last 12 months? ☒ Yes ☐ No If Yes, in whose name and when? Hicoria Mine 1 LLC, May 2025

9. Existing Size of Property: Size of Property (width) ± 2,668 feet, (depth) ± 3,961 feet, street frontage ± 2,668 feet, water frontage 0 feet, Total acres 242.57

If different from the total acreage, the upland, or developable portion is _____ +/- acres.

10. Are there existing structures on the property? ☒ Yes ☐ No If Yes, what type (CBS, Frame, Stucco, Other Multiple Units, Number of Dwellings per Building), and what are they used for? Wood frame irrigation pump house

11. Uses on Adjacent Property: Also, indicate whether the adjacent property is within another jurisdiction and indicate that jurisdiction's FLUM and/or Zoning designations.

	Existing Uses	FLUM Designations	Zoning Districts
North	Grove/Compost Facility	AG	AU
South	Grove	AG	AU
East	Grove	AG	AU
West	Grove/Wetlands	AG/CM	AU

SECTION IV: INFORMATION ABOUT PROPOSED USE

12. Proposed Use (Uses desired which are not permitted by present zoning district or Land Use FLUM designation): Clay pit/Sand mine - sand, gravel, rock or stone pit or quarry or other operations involving the extraction of natural materials, removing of earth or topsoil

13. Proposed number of Dwelling Units or the number of square feet of commercial space (if applicable): _____
Scale house and office for on-site personel (±1,000 SF)

14. Proposed Development Standards (if applicable):

- Existing parcel size: Proposed Parcel Size (if increasing area): N/A
- Existing Floor Area Ratio (FAR): Gross floor area of existing building N/A divided by Parcel size N/A = FAR N/A %
- Proposed Floor Area Ratio (FAR): N/A %.

15. Time Limit: When will the special exception being applied for be initiated and/or completed? _____
Initiated upon permit approval(s); Will be an on-going operation. Required to re-apply every 10 years in Highlands Coun+

SECTION V: BURDEN OF PROOF INFORMATION:

16. Burden of Proof: The burden of proof and persuasion remains at all times on the applicant. This burden of proof and persuasion includes providing information requested in questions # 16-A through # 16-F. The application for a special exception shall state fully the grounds on which it is requested and show compliance with the following standards:

- A. Please provide information, if possible, that the development will comply with all requirements of this chapter and Florida law (Use additional sheet, if required). Highlands County Final Development Order for mining for compliance with Division 7, Seciton 12.12.700, Mining Permits, SWFWMD Environmental Resource Permit for a borrow pit.
- B. Please provide information, if possible, that the development, if completed as proposed, will probably not materially endanger the public health or safety (Use additional sheet, if required). All necessary permits will be obtained. The proposed usage is common in similar land uses/zoning within Highlands County. The sand is proposed to be dredged (dug wet) and the owner will transition equipment to electrical once appropriate. A right-only exit along Hicoria Road is proposed. Contracted truck drivers will be instructed to access site via US-27 only.
- C. Please provide information, if possible, that the development, if completed as proposed, will probably not substantially injure the value of adjoining or abutting property (Use additional sheet, if required). Highlands County Final Development Order for mining for compliance with Division 7, Section 12.12.700, Mining Permits, SWFWMD Environmental Resource Permit for mining. Applicant proposes a 200' (min.) buffer around the perimeter of the property. The driveway will be a right-only exit directing traffic towards US-27.
- D. Please provide information, if possible, that the development, if completed as proposed, will probably be in harmony with the area in which it is to be located (Use additional sheet, if required). There is an existing compost facility to the north of the site. There are large agriculture parcels with agricultural uses adjacent to the site. A 200' buffer around the perimeter of the property is proposed to provide additional buffering to adajcent properties. The pond and enlarged buffer will provide an additional habitat for a variety of plant and animal species.
- E. Please provide information, if possible, that the development, if completed as proposed, will comply with all requirements of the adopted Highlands County Land Development Regulations (Use additional sheet, if required). Highlands County Final Development Order for mining for compliance with Division 7, Section 12.12.700, Mining Permits, SWFWMD Environmental Resource Permit for a borrow pit. Site access will be designed to county standards with the driveway being a right-only exit. Digging shall stop 2' above confining layer.
- F. Please provide information, if possible, that the development, if completed as proposed, will comply with the adopted Highlands County Comprehensive Plan or other plan officially adopted by the Board of County Commissioners (Use additional sheet, if required). The use is allowed under Agricultural Use and Agricultural Zoning in the Comprehensive Plan. Upon completion of mining operations, applicant can design/construct 5-10 acre tracts for single family residential homes or the land can be used as a county park with boat access and possible nature trail (see concept pictures included)

17. Are there any appropriate conditions and safeguards, in conformity with this chapter, that can be applied and should be mandated as a condition for the approval of this special exception? (Use separate additional sheet, if required) The various permitting agencies apply all the necessary conditions. Applicant proposes a 200' buffer around the perimeter of the property. Entrance to mine operation shall include a right-only exit, gate and perimeter fencing. Aquatic vegetation (littoral zone) will be provided along the perimeter of the pond consistent with SWFWMD regulations. Updated stormwater quality regulations require a reduction in Total Phosphorus and Total Nitrogen. 6-8' berm on NW corner of property

SECTION VI: MAPS, OWNERS OR AGENTS AFFIDAVIT AND LIST OF PROPERTY OWNERS

18. Map Properties Within 500 Feet: Submit a map that delineates the boundary of the proposed development site and its location on the map. Include each parcel of land within 500 feet of the property covered in the application.

19. Owners or Agents Affidavit: An Owner's and/or Agent's Affidavit must be completed and submitted as part of all applications.

20. List of Property Owners: List of all current property owners within 500 feet radius of property covered in the application, including name, mailing and site addresses of their properties. If in areas zoned Agriculture, minimum of 6 names required adjacent or in the vicinity of the special exception requested. (Attach separate sheet to this application.)

Hicoria Sand Mine Agenda

1. Confining Layer – County LDR’s require no excavation within 2’ of the confining layer (Division 7, Section 12.12.701.H)
 - a. SWFWMD/FDEP definition – layer of low permeability material, such as clay or rock, adjacent to an aquifer that functions to prevent the transmission of significant quantities of groundwater flow under normal hydraulic gradients
 - b. County definition – An impermeable stratum separating one aquifer from another aquifer. The confining layer is made up of soils that act as a retardant to the downward flow of groundwater into the confined aquifer. The depth to this layer shall be determined by a Florida registered professional engineer or geologist for a proposed project. The concretaceous layer commonly known as the “hard pan” is not the confining layer for the purposes of this section.
 - c. “Layman’s Terms”: A clay or rock layer separating the surficial aquifer (groundwater) from the upper Floridian Aquifer (primary source of freshwater in the majority of the state)
 - d. The Seasonal High-Water Level (SHWL) is not a confining layer
 - i. If the SHWL were a confining layer, no wet ponds would be allowed by definition
 - e. 50’ deep borings have been conducted on the site (4 in total)
 - i. Water was encountered $\pm 8-10'$ below existing grade
 - ii. No confining layer was encountered based on the bore logs
 - iii. Per county LDR’s additional borings will be required and provided to Engineering with the mine application
 - iv. Based on common practice with SWFWMD, if no confining layer is encountered within the depth of the bore, the confining layer is “assumed” to be at the bottom of the bore
2. Lake Size –
 - a. ± 75 acres as part of Phase 1 if we do a phased approach
 - b. ± 170 acres in total
 - i. Assuming 200’ buffer from edge of property to top of bank of pond
3. Lake Depth – 50’ max depth per county LDR’s
 - a. No excavation within 2’ of the confining layer
4. Timeframe for Completion – Roughly 20-50 years
 - a. Estimated at roughly 40-60 trucks/day
5. Traffic – Hicoria Road to US-27 would be the haul route
 - a. Right-only exit to force mine traffic to US-27 instead of allowing travel through residential areas

Hicoria Sand Mine Agenda

6. Site operations –
 - a. ±10-15 acres for office, scale, stockpiling
 - b. All trucks are weighed before leaving the site
 - c. Excavation is wet via dredge
 - i. No dust or particulate
 - d. Diesel powered equipment to start and will transition to all electric equipment
 - e. No dewatering proposed
7. Water quality – Historically the site has been an orange grove
 - a. “Chemical desert”
 - b. Improved water quality due to removal of pesticides/herbicides
 - c. Statewide accepted BMPTrains Modeling software to quantify the reduction of Nitrogen and Phosphorus in stormwater runoff
 - i. **This is an estimate at this time.**
 - ii. Further calculations shall be provided during the county and SWFWMD permitting process
8. Landscape Buffer –
 - a. 50’ is the minimum
 - b. 200’-300’ to allow for future use
 - i. 5-acre parcels
 - ii. County Park w/ boat dock and nature trail
9. Reclamation – As per county requirements, the reclamation will be bonded to ensure completion
10. Environmental
 - a. Slopes no steeper than 4:1 (up to 10:1) until 2’ (min.) below the control water level (typically at/around the SHWL)
 - b. Gentle slopes allow for littoral zone
 - i. Littoral zones create habitat around the perimeter of the lake
 - c. 2:1 slopes 2-5’ (depending on fluctuation of groundwater) below the control water level until pond bottom
 - d. Creates a water ecosystem for the area
11. Similar situations
 - a. Quiet Waters Park – Deerfield Beach
 - i. <https://www.youtube.com/watch?v=f2GEslGz3yQ>
 - b. NW corner of CR-630 and 555 (adjacent to Welcome Church) in Ft. Meade

Summary Treatment Report Version: 4.3.5

Project: Hicoria Sand Mine -
Extractive Land Use

Date:9/23/2025

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (CATCHMENT 1)

Wet Detention with Littoral Shelf

Based on % removal values to the
nearest percent

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Routing Summary

Catchment 1 Routed to Outlet

Summary Report

Nitrogen

PRELIMINARY

Surface Water Discharge

Total N pre load	183.78 kg/yr	
Total N post load	70.52 kg/yr	
Target N load reduction	%	
Target N discharge load	183.78 kg/yr	
Percent N load reduction	49 %	
Provided N discharge load	36.24 kg/yr	79.9 lb/yr
Provided N load removed	34.28 kg/yr	75.59 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	15.014 kg/yr	
Total P post load	8.964 kg/yr	
Target P load reduction	%	
Target P discharge load	15.014 kg/yr	
Percent P load reduction	83 %	
Provided P discharge load	1.551 kg/yr	3.42 lb/yr
Provided P load removed	7.413 kg/yr	16.346 lb/yr

Summary Treatment Report Version: 4.3.5

Project: Hicoria Sand Mine -
County Park

Date:9/23/2025

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (CATCHMENT 1)

Wet Detention with Littoral Shelf

Based on % removal values to the
nearest percent

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Routing Summary

Catchment 1 Routed to Outlet

Summary Report

Nitrogen

PRELIMINARY

Surface Water Discharge

Total N pre load	183.78 kg/yr	
Total N post load	52.11 kg/yr	
Target N load reduction	%	
Target N discharge load	183.78 kg/yr	
Percent N load reduction	49 %	
Provided N discharge load	26.68 kg/yr	58.83 lb/yr
Provided N load removed	25.43 kg/yr	56.07 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	15.014 kg/yr	
Total P post load	1.218 kg/yr	
Target P load reduction	%	
Target P discharge load	15.014 kg/yr	
Percent P load reduction	85 %	
Provided P discharge load	.184 kg/yr	.41 lb/yr
Provided P load removed	1.034 kg/yr	2.281 lb/yr

Summary Treatment Report Version: 4.3.5

Project: Hicoria Sand Mine -
Ranchette

Date:9/23/2025

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (CATCHMENT 1)

Wet Detention with Littoral Shelf

Based on % removal values to the
nearest percent

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Routing Summary

Catchment 1 Routed to Outlet

Summary Report

Nitrogen

PRELIMINARY

Surface Water Discharge

Total N pre load	183.78 kg/yr	
Total N post load	116.13 kg/yr	
Target N load reduction	%	
Target N discharge load	183.78 kg/yr	
Percent N load reduction	49 %	
Provided N discharge load	59.62 kg/yr	131.46 lb/yr
Provided N load removed	56.51 kg/yr	124.6 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	15.014 kg/yr	
Total P post load	18.344 kg/yr	
Target P load reduction	18 %	
Target P discharge load	15.014 kg/yr	
Percent P load reduction	83 %	
Provided P discharge load	3.083 kg/yr	6.8 lb/yr
Provided P load removed	15.262 kg/yr	33.652 lb/yr

October 31, 2024

Marion Jefferson
Florida Superior Sand, Inc.
PO Box 541896
Lake Worth, FL 33454
Phone: 561-969-3112
Email: fss5901@aol.com

**Subject: Letter of Geotechnical Exploration
Hicoria Mine Investigation
Hicoria Road, Venus, FL
UES Project No. 3330.2400221.0000**

Dear Marion Jefferson:

Universal Engineering Sciences (UES) is pleased to submit this report of geotechnical exploration for the above referenced project. The scope of services was performed in accordance with UES's Proposal No. 0530.1024.0000 dated October 14, 2024, planned in conjunction with and authorized by you.

UES understands that the project consists of expanding the area of exploration of the mine, which is illustrated on the Site Vicinity Map in **Appendix A**. UES was requested to perform four (4) soil borings at the locations requested by the client in order to obtain more information about the subsurface conditions. UES was requested to provide a soil profile of in-situ soil conditions. Also, the test locations were indicated to UES, for the field exploration.

From October 21 and October 22, 2024, UES performed four (4) Standard Penetration Test (SPT) borings (B-1 through B-4) advanced to approximate depths of 50 feet below the existing ground surface for this study. The approximate locations of the borings are illustrated in the Test Location Plan in **Appendix B**.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot for the second and third 6-inch increments is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength. Please refer to **Appendix C - Notes Related to Borings** for further clarification of UES's field exploration.

Boring logs resulting from the field exploration are presented in **Appendix D - Log of Boring Records**. The logs contain the soil descriptions and the standard penetration test (SPT) N-values logged during the drilling and sampling activities. The logs contain information from the specific boring locations only. Soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples

using the Unified Soil Classification System. See **Appendix E** - Discussion of Soil Groups, for a detailed description of various soil groups.

Soil samples recovered from the field exploration were returned to UES's laboratory, where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488).). Selected samples were tested for sieve analysis (ASTM C136). Please refer to **Appendix F** – Sieve Analysis Reports for more detailed information.

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

The subsurface soil conditions encountered at the boring locations generally mainly consisted of very loose to medium dense fine sand (SP) within the termination depth of the borings.

On the date of UES's field exploration (October 2024), groundwater was found at depths of approximately 8.8 to 10.8 feet below the existing ground surface. The groundwater table typically fluctuates seasonally depending on local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

The information submitted in this report are based on the data obtained from the tests performed at the locations indicated on the attached **Test Location Plan**. This report does not reflect any variations, which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the soil logs is approximate and the description represents UES's interpretation of the subsurface conditions at the designated boring locations on the particular date drilled.

Any third party reliance of UES's geotechnical report or parts thereof is strictly prohibited without the expressed written consent of UES. **The SPT methodology (ASTM D-1586) used in performing UES's borings and for determining penetration resistance is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools, equipment or materials.**

UES appreciates the opportunity to be of service to you during this phase of the project and looks forward to a continued association. If you have any questions or comments or require additional information, please do not hesitate to get in touch with the undersigned.

Respectfully Submitted,

UES
Florida Registry No. 4930



Estela G Leon
Aguilar

2024.11.01

13:43:14

04'00'

Estela G. Leon Aguilar, M.S., P.E.
Senior Geotechnical Engineer
Geotechnical Department Manager
Florida Registration No. 83307

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Dhanuhasini Subramaniam, E.I.
Project Engineer

Attachments:

Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups
Appendix F - Sieve Analysis Reports

Distribution: Marion Jefferson – Florida Superior Sand, Inc.

1 pdf

Appendix A - Vicinity Map

Site Vicinity Map

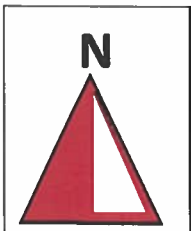
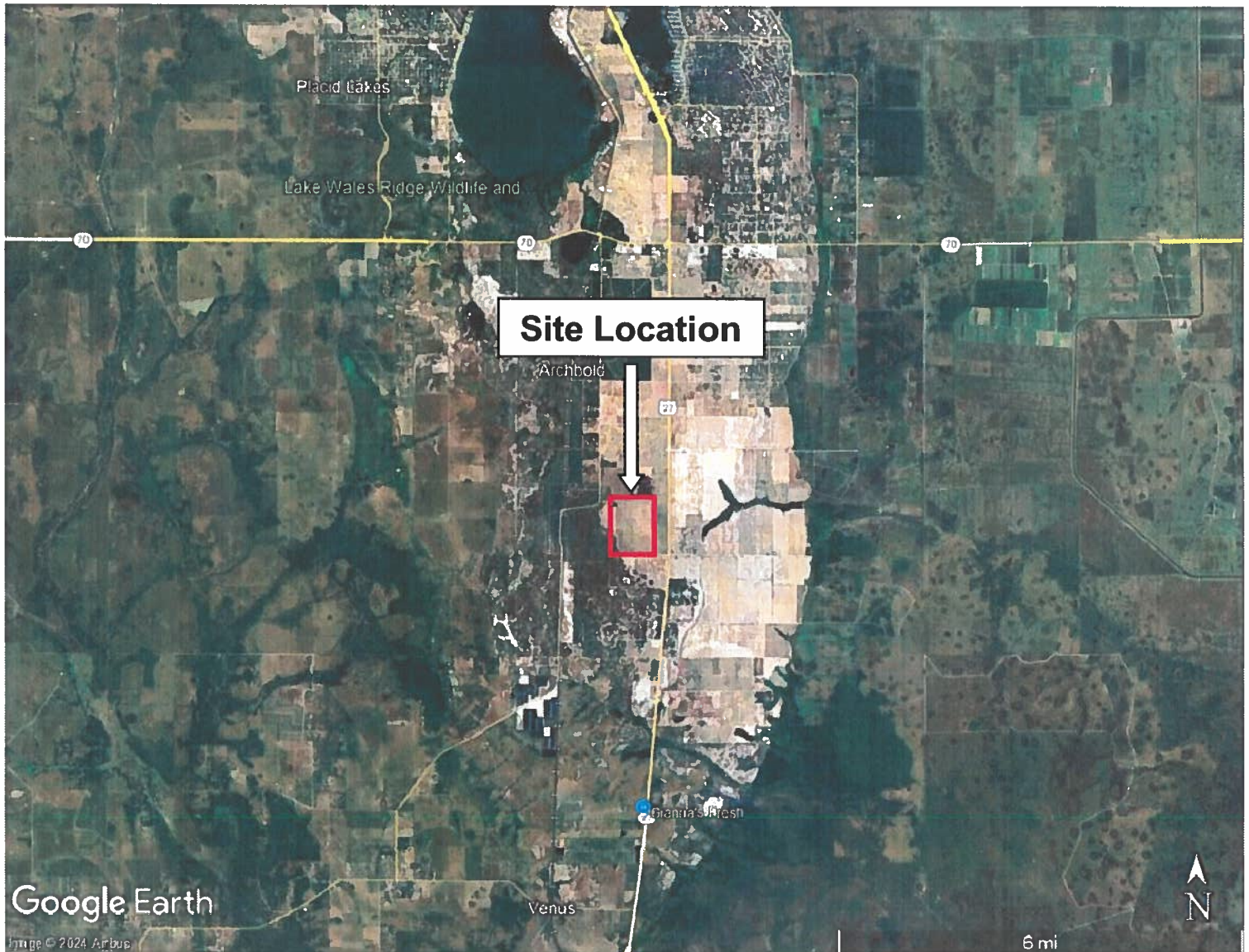
Hicoria Mine Investigation
Hicoria Road, Venus, Florida

Project No. 3330.2400221.0000

Drafted by: RB

Reviewed By: HS

Date: 10/25/2024



Appendix B - Test Location Plan

Test Location Plan

Hicoria Mine Investigation
Hicoria Road, Venus, Florida

Project No. 3330.2400221.0000

Drafted by: RB

Reviewed By: HS

Date: 10/25/2024



Legend

■ Approximate 50' Standard Penetration Test Boring Locations

BORING LOCATIONS WERE LOCATED USING A MEASURING TAPE AND EXISTING LANDMARKS AS REFERENCE POINTS. IN ADDITION, THE LATITUDE, LONGITUDE, AND ELEVATION NOTED ON THE BORING LOGS WERE TAKEN FROM GOOGLE EARTH. THEREFORE, LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.



Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm ²)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm ²)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	$\frac{3}{4}$ to 3 inches
Fine Gravel	No. 4 sieve to $\frac{3}{4}$ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than $\frac{1}{32}$ "	Fine roots
5% to 12%	Little	$\frac{1}{32}$ " to $\frac{1}{4}$ "	Small roots
12% to 30%	Some	$\frac{1}{4}$ " to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots
Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.			
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat			

Appendix D - Log of Boring Records



UES
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(561) 560-4220

LOG OF BORING B-1

PAGE 1 OF 2

CLIENT Florida Superior Sand, Inc PROJECT NAME Hicoria Mine Investigation
PROJECT NUMBER 3330.2400221.0000 PROJECT LOCATION Hicoria Road, Venus, Florida
DRILLING CONTRACTOR UES HOLE DEPTH 50 ft HOLE DIAMETER 3 in
DRILLER MR/MP DATE STARTED 10/21/24 COMPLETED 10/21/24
DRILL RIG Diedrich D-50 GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 9.91 ft / Elev 165.09 ft
METHOD SPT LATITUDE 27.15255 LONGITUDE -81.333803
NOTE: _____ HAMMER TYPE 140lb with 30" Drop - Automatic Hammer

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	1	90	2 3 4 2	7		Brown, fine sand (SP)				
	2	90	4 5 5 4	10		2.0 Light brown-brown, fine sand (SP)				
5	3	90	3 6 4 3	10		4.0 Light brown, fine sand (SP)				
	4	90	4 5 6 5	11						
10	5	90	4 3 4 5	7		▽				
	6	90	5 4 4	8						
15										
	7	90	6 8 6	14						
20										
	8	90	10 9 7	16						
25										

(Continued Next Page)

SPT LOGS - GFA DATA TEMPLATE.GDT - 10/25/24 09:46 - C:\USERS\BIBUZULEAC\ONE DRIVE - TEAM\UES\GENERAL - PSL GEOTECH TEAM\ACTIVE PROJECTS\3330.2400221.0000 - HICORIA ROAD MINE - GEO16 - GINTSPT LOGS.GPJ



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LOG OF BORING B-1

PAGE 2 OF 2

CLIENT Florida Superior Sand, Inc

PROJECT NAME Hicoria Mine Investigation

PROJECT NUMBER 3330.2400221.0000

PROJECT LOCATION Hicoria Road, Venus, Florida

SPT LOGS - GFA DATA TEMPLATE.GDT - 10/25/24 09:46 - C:\USERS\IRBUZULEACIONEDRIVE - TEAM\UES\GENERAL - PSL GEOTECH TEAM\ACTIVE PROJECTS\3330.2400221.0000 - HICORIA ROAD MINE - GEO16 - GINTSPT LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
30	X 9	90	8 10 9	19		Light brown, fine sand (SP) (continued)				
35	X 10	90	8 9 8	17						
40	X 11	90	7 8 9	17						
45	X 12	90	9 10 8	18						
50	X 13	90	10 8 8	16						
Bottom of borehole at 50.0 feet.										



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LOG OF BORING B-2

PAGE 1 OF 2

CLIENT Florida Superior Sand, Inc PROJECT NAME Hicoria Mine Investigation
PROJECT NUMBER 3330.2400221.0000 PROJECT LOCATION Hicoria Road, Venus, Florida
DRILLING CONTRACTOR UES HOLE DEPTH 50 ft HOLE DIAMETER 3 in
DRILLER MR/MP DATE STARTED 10/21/24 COMPLETED 10/21/24
DRILL RIG Diedrich D-50 GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 10.75 ft / Elev 152.25 ft
METHOD SPT LATITUDE 27.143254 LONGITUDE -81.333829
NOTE: _____ HAMMER TYPE 140lb with 30" Drop - Automatic Hammer

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	1	90	2 3 3	6		Light brown-brown, fine sand (SP)				
	2	90	4 4 5 4	9		2.0 Grey-light brown, fine sand (SP)				
5	3	90	3 5 6 4	11		6.0				
	4	90	5 7 6 5	13		Light brown, fine sand (SP)				
	5	90	4 5 5 4	10		▽				
10										
	6	90	3 2 3	5						
15										
	7	90	2 3 3	6		18.5 Light grey-light brown, fine sand (SP)				
20										
	8	90	6 5 6	11						
25										

(Continued Next Page)



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(561) 560-4220

LOG OF BORING B-2

PAGE 2 OF 2

CLIENT Florida Superior Sand, Inc

PROJECT NAME Hicoria Mine Investigation

PROJECT NUMBER 3330.2400221.0000

PROJECT LOCATION Hicoria Road, Venus, Florida

SPT LOGS - GFA DATA TEMPLATE.GDT - 10/25/24 09:46 - C:\USERS\BIBUZULEAC\ONE DRIVE - TEAM\UES\GENERAL - PSL GEOTECH TEAM\ACTIVE PROJECTS\3330.2400221.0000 - HICORIA ROAD MINE - GEO16 - GINTSPT LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
30	X 9	90	6 7 6	13		Light grey-light brown, fine sand (SP) (continued)				
35	X 10	90	5 4 5	9						
40	X 11	90	6 8 8	16		38.5 Light grey, fine sand (SP)				
45	X 12	90	7 8 7	15						
50	X 13	90	6 7 5	12		50.0				

Bottom of borehole at 50.0 feet.



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LOG OF BORING B-3

PAGE 1 OF 2

CLIENT Florida Superior Sand, Inc

PROJECT NAME Hicoria Mine Investigation

PROJECT NUMBER 3330.2400221.0000

PROJECT LOCATION Hicoria Road, Venus, Florida

DRILLING CONTRACTOR UES

HOLE DEPTH 50 ft

HOLE DIAMETER 3 in

DRILLER MR/MP

DATE STARTED 10/21/24

COMPLETED 10/21/24

DRILL RIG Diedrich D-50

GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 8.83 ft / Elev 136.17 ft

METHOD SPT

LATITUDE 27.14372

LONGITUDE -81.340265

NOTE: _____

HAMMER TYPE 140lb with 30" Drop - Automatic Hammer

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	1	90	2 2 4	5		Grey-light brown, fine sand (SP)				
	2	90	5 6 7 6	13		2.0 Light brown-brown, fine sand (SP)				
5	3	90	8 7 6 6	13						
	4	90	5 4 3 3	7		8.0				
	5	90	4 4 5 6	9		▽ Light brown, fine sand (SP)				
10										
	6	90	3 3 3	6		13.5 Light brown-grey, fine sand (SP)				
15										
	7	90	4 2 3	5		18.5 Light grey, fine sand (SP)				
20										
	8	90	6 5 6	11						
25										

(Continued Next Page)



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LOG OF BORING B-3

PAGE 2 OF 2

CLIENT Florida Superior Sand, Inc

PROJECT NAME Hicoria Mine Investigation

PROJECT NUMBER 3330.2400221.0000

PROJECT LOCATION Hicoria Road, Venus, Florida

SPT LOGS - GFA DATA TEMPLATE.GDT - 10/25/24 09:46 - C:\USERS\BIBU\ZULEAC\ONE\DRIVE - TEAM\UES\GENERAL - TEAM\UES\GENERAL PROJECTS\3330.2400221.0000 - HICORIA ROAD MINE - GEO16 - GINTSPT LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
30	X 9	90	6 6 6	12		Light grey, fine sand (SP) (continued)				
35	X 10	90	7 8 6	14						
40	X 11	90	8 7 6	13						
45	X 12	90	7 8 8	16						
50	X 13	90	8 6 7	13						
50.0										

Bottom of borehole at 50.0 feet.



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LOG OF BORING B-4

PAGE 1 OF 2

CLIENT Florida Superior Sand, Inc PROJECT NAME Hicoria Mine Investigation
PROJECT NUMBER 3330.2400221.0000 PROJECT LOCATION Hicoria Road, Venus, Florida
DRILLING CONTRACTOR UES HOLE DEPTH 50 ft HOLE DIAMETER 3 in
DRILLER MR/MP DATE STARTED 10/21/24 COMPLETED 10/21/24
DRILL RIG Diedrich D-50 GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 10.00 ft / Elev 155.00 ft
METHOD SPT LATITUDE 27.152416 LONGITUDE -81.340271
NOTE: _____ HAMMER TYPE 140lb with 30" Drop - Automatic Hammer

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	1	90	2 3 3	5		Light brown, fine sand (SP)				
	2	90	4 3 4 5	7		2.0 Light brown-brown, fine sand (SP)				
	3	90	4 4 3 4	7		4.0 Light brown, fine sand (SP)				
5	4	90	3 5 4 3	9		6.0 Light brown-brown, fine sand (SP)				
	5	90	4 4 3 3	7		8.0 Light brown, fine sand (SP)				
10						▽				
	6	90	2 2 3	5						
15										
	7	90	3 4 3	7						
20										
	8	90	6 7 6	13						
25										

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SPT LOGS - GFA DATA TEMPLATE.GDT - 10/25/24 09:46 - C:\USERS\BIBUZELEACIONEDRIVE - TEAM\UES\GENERAL - PSL GEOTECH TEAM\ACTIVE PROJECTS\3330.2400221.0000 - HICORIA ROAD MINE - GEO16 - GINTSPT LOGS.GPJ



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LOG OF BORING B-4

PAGE 2 OF 2

CLIENT Florida Superior Sand, Inc

PROJECT NAME Hicoria Mine Investigation

PROJECT NUMBER 3330.2400221.0000

PROJECT LOCATION Hicoria Road, Venus, Florida

SPT LOGS - GFA DATA TEMPLATE.GDT - 10/25/24 09:48 - C:\USERS\BIBU\ZULEACIONEDRIVE - TEAM\UES\GENERAL - PSL GEOTECH TEAM\ACTIVE PROJECTS\3330.2400221.0000 - HICORIA ROAD MINE - GEO16 - GINT\SPT LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE SAMPLE NUMBER	% RECOVERY (RQD)	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	LIQUID PLASTIC LIMITS	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
30	X 9	90	7 8 6	14		Light brown, fine sand (SP) (continued)				
35	X 10	90	6 7 6	13		33.5 Light brown-grey, fine sand (SP)				
40	X 11	90	6 6 6	12		38.5 Light brown-light grey, fine sand (SP)				
45	X 12	90	8 6 7	13		43.5 Light grey-grey, fine sand (SP)				
50	X 13	90	8 6 6	12		48.5 Light grey, fine sand (SP)				

Bottom of borehole at 50.0 feet.

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the "A" line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No. 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the "A" line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

Appendix F - Sieve Analysis Reports



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SIEVE ANALYSIS - ASTM C136

Project:	Hicoria Mine Investigation	Project No.:	3330.2400221.0000
Address:	Hicoria Road, Venus, FL	Report No.:	N/A
Client:	Florida Superior Sand, Inc.	W/O No.:	N/A
Material Location:	B-2		
Sampled By:	MR/MP/JQ	Date Sampled:	10/22/2024
Tested By:	R Robinson	Date Tested:	10/29/2024
Material Description:	Light brown fine sand		
Material Classification:	SP		

MATERIAL FINER THAN No. 200 SIEVE BY WASHING

Original Sample Weight (g):	Washed Sample Weight (g):	
418.7	414.0	

SIEVE No.	CUMMULATIVE WEIGHT RETAINED (g)	% RETAINED	% PASSING
3/4"	0.0	0	100
1/2"	0.0	0	100
3/8"	0.0	0	100
No. 4	0.0	0	100
No. 10	0.1	0	100
No. 40	92.2	22	78
No. 60	307.4	73	27
No. 100	406.8	97	3
No. 200	413.2	98.7	1.3
PAN	414.0		

Comments:

Respectfully Submitted,
UNIVERSAL ENGINEERING SCIENCES, LLC
REGISTRY #549

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on the date adjacent to the seal. Printed copies of this document are not considered
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Estela León, P.E.
Professional Engineer # 83307
State of Florida

The above test results were obtained in general accordance with standard laboratory procedures.
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SIEVE ANALYSIS - ASTM C136

Project:	Hicoria Mine Investigation	Project No.:	3330.2400221.0000
Address:	Hicoria Road, Venus, FL	Report No.:	N/A
Client:	Florida Superior Sand, Inc.	W/O No.:	N/A
Material Location:	B-3		
Sampled By:	MR/MP/JQ	Date Sampled:	10/22/2024
Tested By:	R Robinson	Date Tested:	10/29/2024
Material Description:	Light gray fine sand		
Material Classification:	SP		

MATERIAL FINER THAN No. 200 SIEVE BY WASHING

Original Sample Weight (g):	Washed Sample Weight (g):	
302.1	293.4	

SIEVE No.	CUMMULATIVE WEIGHT RETAINED (g)	% RETAINED	% PASSING
3/4"	0.0	0	100
1/2"	0.0	0	100
3/8"	0.0	0	100
No. 4	0.0	0	100
No. 10	0.1	0	100
No. 40	44.5	15	85
No. 60	196.1	65	35
No. 100	283.6	94	6
No. 200	292.9	97.0	3.0
PAN	293.4		

Comments:

Respectfully Submitted,
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Professional Engineer # 83307
State of Florida

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SIEVE ANALYSIS - ASTM C136

Project:	Hicoria Mine Investigation	Project No.:	3330.2400221.0000
Address:	Hicoria Road, Venus, FL	Report No.:	N/A
Client:	Florida Superior Sand, Inc.	W/O No.:	N/A
Material Location:	B-4		
Sampled By:	MR/MP/JQ	Date Sampled:	10/21/2024
Tested By:	R Robinson	Date Tested:	10/29/2024
Material Description:	Light brown fine sand		
Material Classification:	SP		

MATERIAL FINER THAN No. 200 SIEVE BY WASHING

Original Sample Weight (g):	Washed Sample Weight (g):	
344.4	338.6	

SIEVE No.	CUMMULATIVE WEIGHT RETAINED (g)	% RETAINED	% PASSING
3/4"	0.0	0	100
1/2"	0.0	0	100
3/8"	0.0	0	100
No. 4	0.0	0	100
No. 10	0.2	0	100
No. 40	71.6	21	79
No. 60	253.3	74	26
No. 100	331.2	96	4
No. 200	338.3	98.2	1.8
PAN	338.6		

Comments:

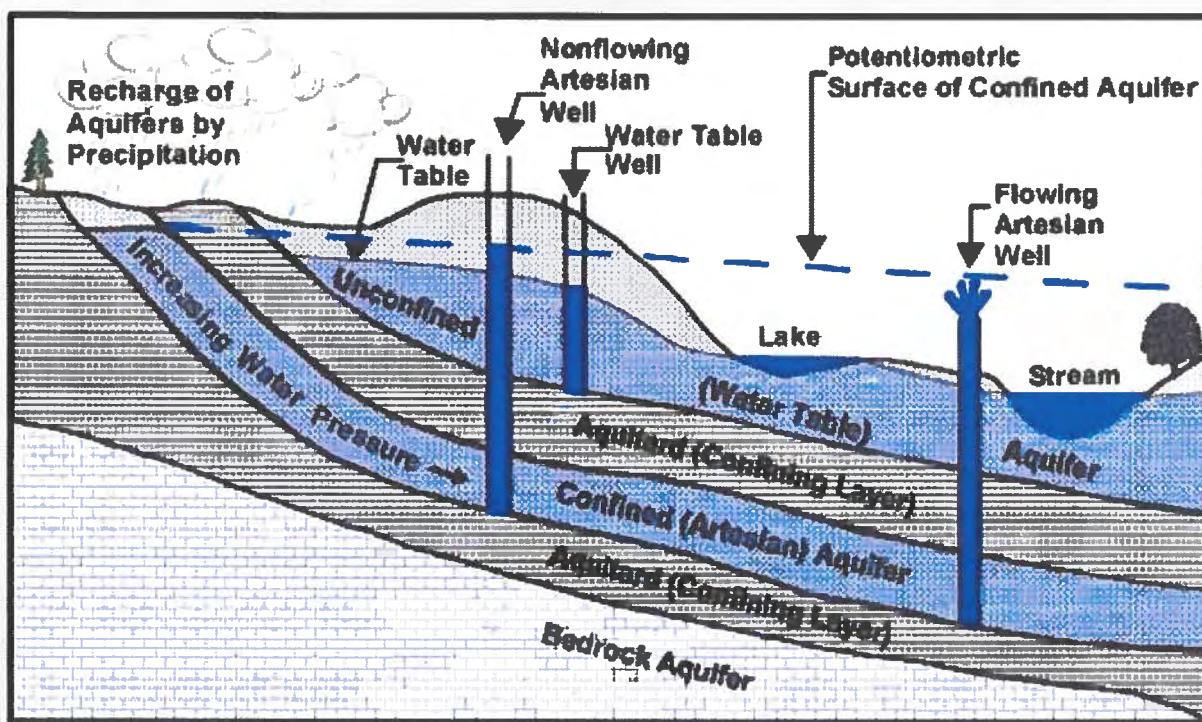
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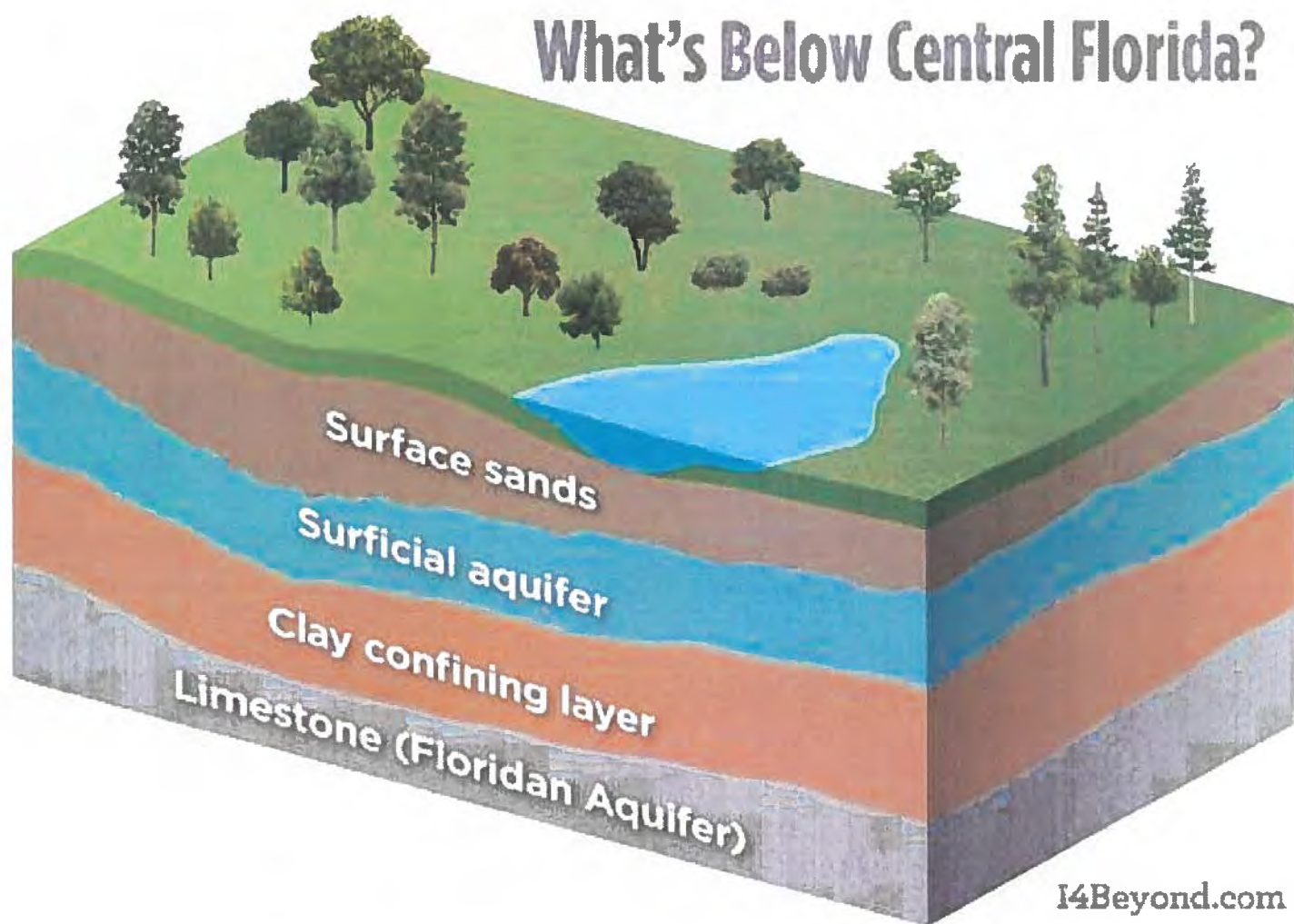
Estela León, P.E.
Professional Engineer # 83307
State of Florida

The above test results were obtained in general accordance with standard laboratory procedures.
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What's Below Central Florida?



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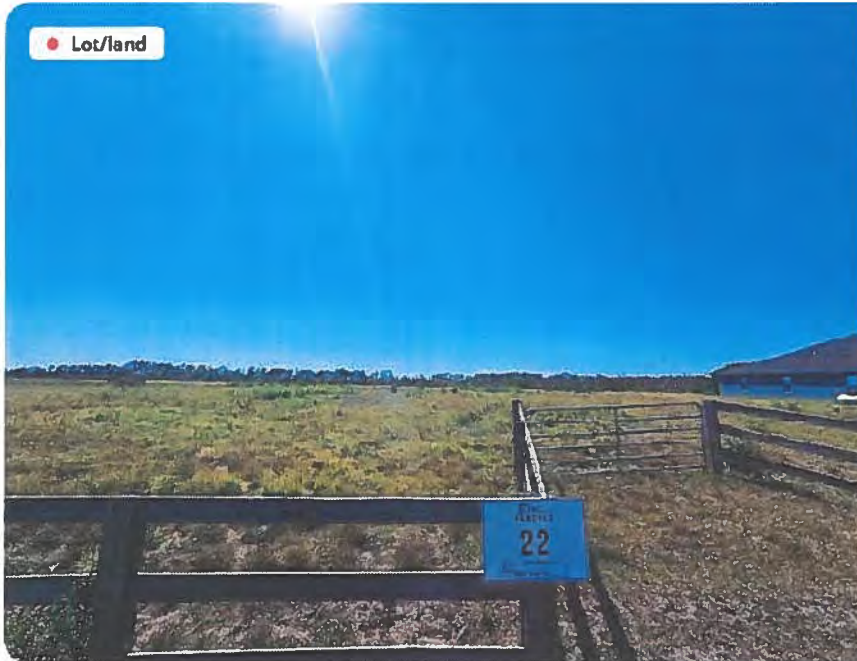
QUIET WATERS PARK, DEERFIELD BEACH, FL



PROPERTIES FOR SALE IN FT. MEADE, FL



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See all 25 photos

\$149,900

10219 County Road 555 LOT 22, Fort Meade, FL 33841

--
beds

0
baths

5.02
Acres

Contact agent

Unimproved Land

Built in

5.02 Acres Lot

\$-- Zestimate®

\$--/sqft

\$50/mo HOA

[illegible]

FLORIDA SUPERIOR SAND EXISTING MINE



About



Hawks Hammock Preserve is a 432-acre nature area that is managed by Martin County, located at 5300 SW Green Farms Lane in Palm City, Florida. The site provides for popular recreational activities for equestrians, dog walkers, bird watchers and fishing groups.

Amenities:

- Parking area
- Chickee Hut and picnic area
- Hiking and equestrian trails
- Native wildlife including alligators, otters, and a variety of bird species

Hawks Hammock Ecosystem

Hawk's Hammock Park consists of pine flatwoods and isolated wetlands. The park features approximately 264 acres of uplands and 168 acres of wetlands and deepwater habitats.

The Pine Flatwoods are composed of mature second-growth Slash Pines (*Pinus elliottii* var. *densa*) with an understory of saw palmettos (*Serenoa repens*), wax myrtle (*Myrica cerifera*), and wiregrass (*Aristida stricta*). Vegetation adjacent to the wetlands, while still within the pine flatwoods, changes slightly, indicating a minor elevation shift. This ecotonal area includes species such as Dahoon Holly (*Ilex cassine*), Cabbage Palm (*Sabal palmetto*), and Redbay (*Persea borbonia*).

Throughout the flatwoods, relatively small isolated wetland areas support a variety of plant species. These wetlands, slightly lower in elevation, provide drainage for the surrounding pine flatwoods. Most wetlands are 12 to 36 inches below the flatwoods, with occasional pockets extending to 48–54 inches.

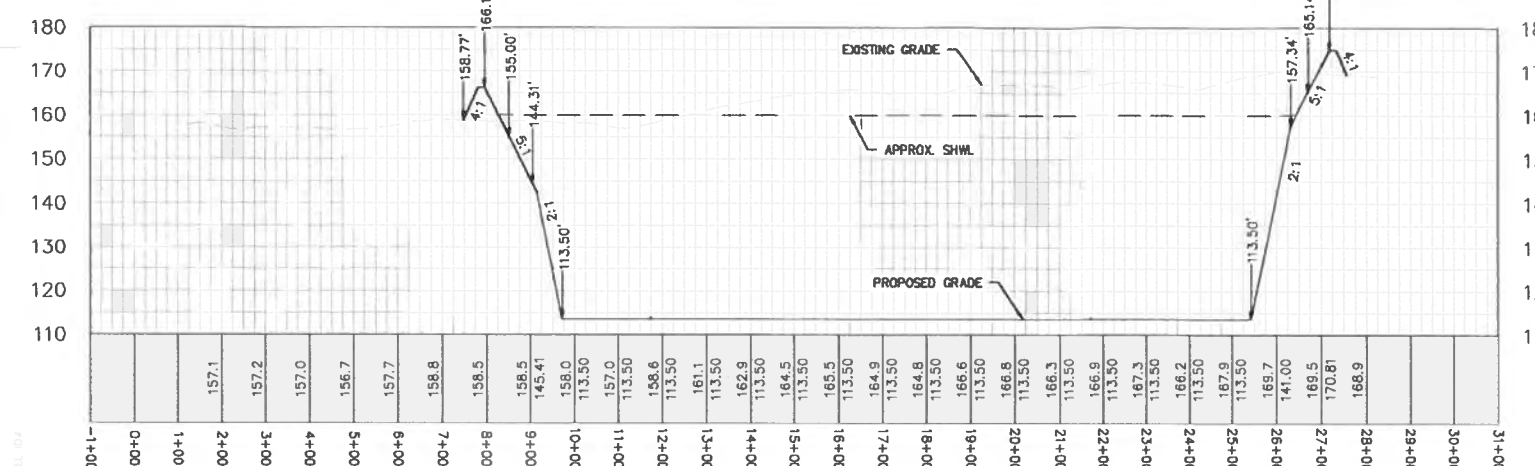
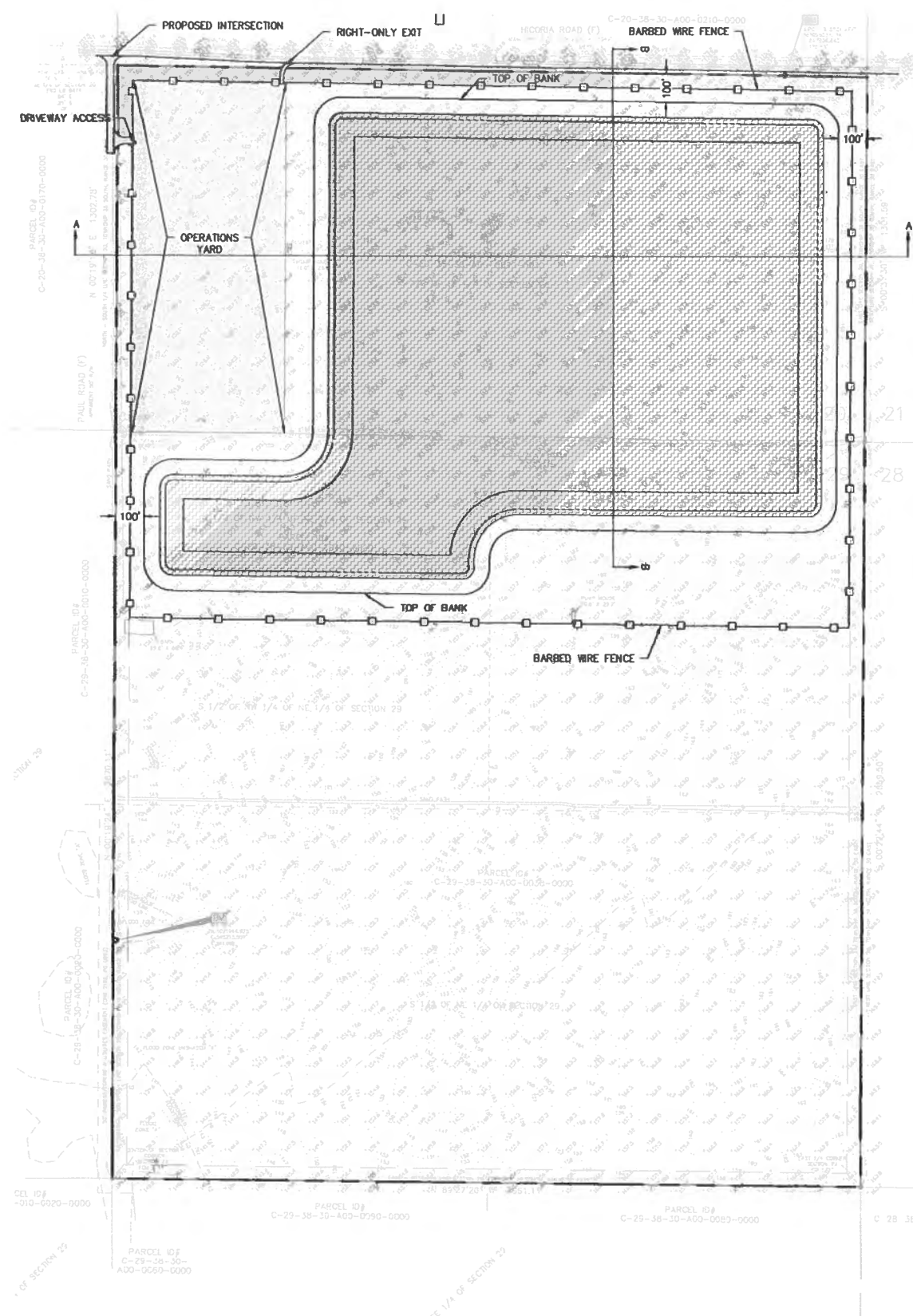
In the northern portion of the site, a roughly 10-acre borrow lake was excavated as a source of fill for the construction of Interstate 95. Although not naturally occurring, this lake adds habitat diversity, supporting various wildlife and plant species.

Martin County is committed to ensuring website accessibility for people with disabilities. To report an ADA accessibility issue, request accessibility assistance regarding our website content, or to request a specific electronic format, please contact the County ADA Coordinator (772) 320-3131, Florida Relay 711, or complete our ADA Accessibility Feedback Form. We will make reasonable efforts to accommodate all needs.

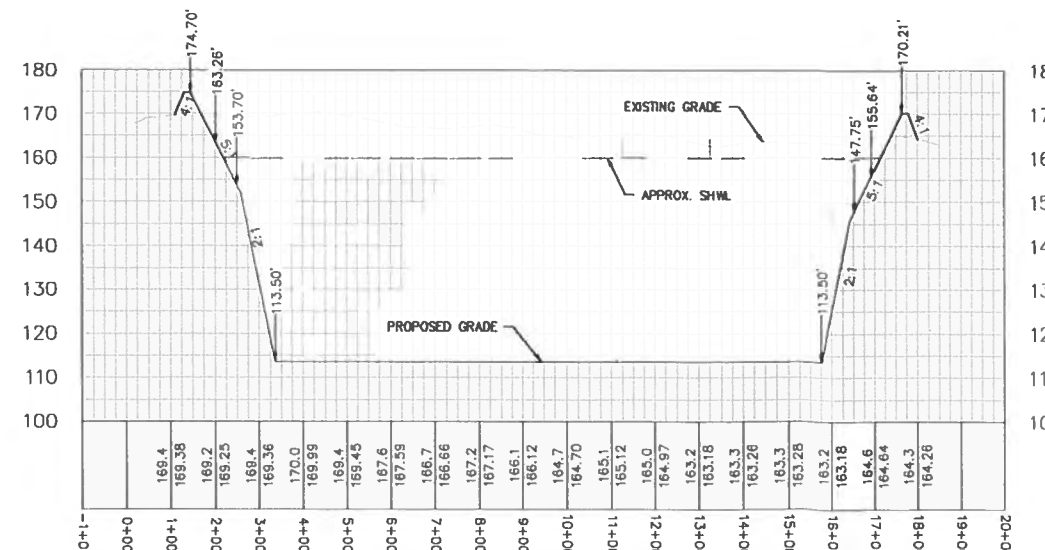
Martin County Florida

Your **County**.

Your **Community**.



SECTION A-A
SCALE - VERT: 1"=20'
HORIZ: 1"=200'



SECTION B-B
SCALE - VERT: 1"=20'
HORIZ: 1"=200'

NOTE: ALL PROPOSED ELEVATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON ADDITIONAL BORINGS AS REQUIRED BY HIGHLANDS COUNTY AND SWFWMD.

PROJECT #25-118-2738

SHEET NUMBER

EX-1

HICORIA SAND MINE

PREPARED FOR:

ANMAR, LLC

HIGHLANDS COUNTY

FLORIDA

CONCEPT SITE PLAN

AND CUT SECTIONS

Cool and Cobb

Engineering Company

203 West Main Street

Avon Park, FL 33425

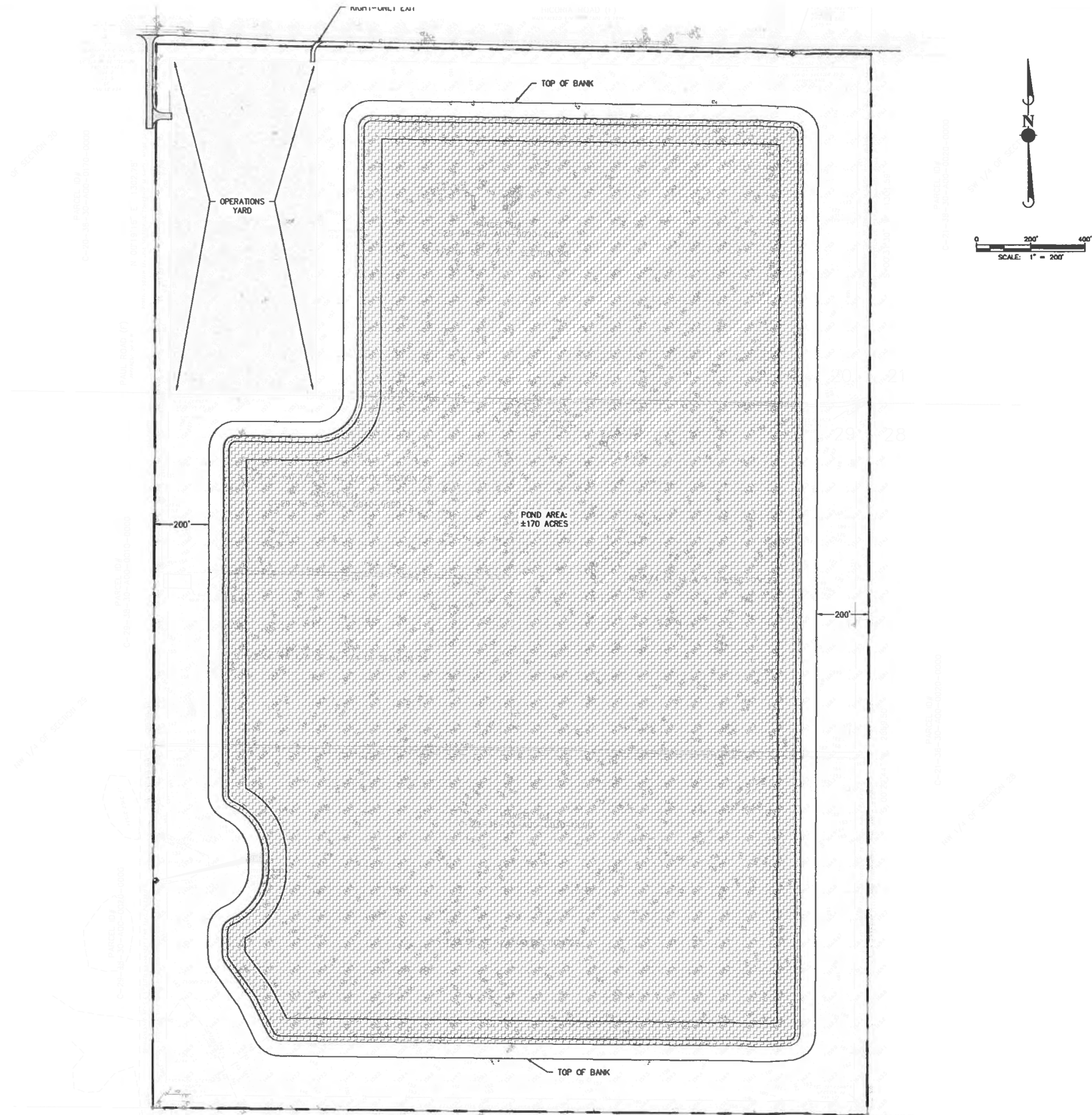
(863) 657-2323 Office

(863) 657-2324 Fax

DATE

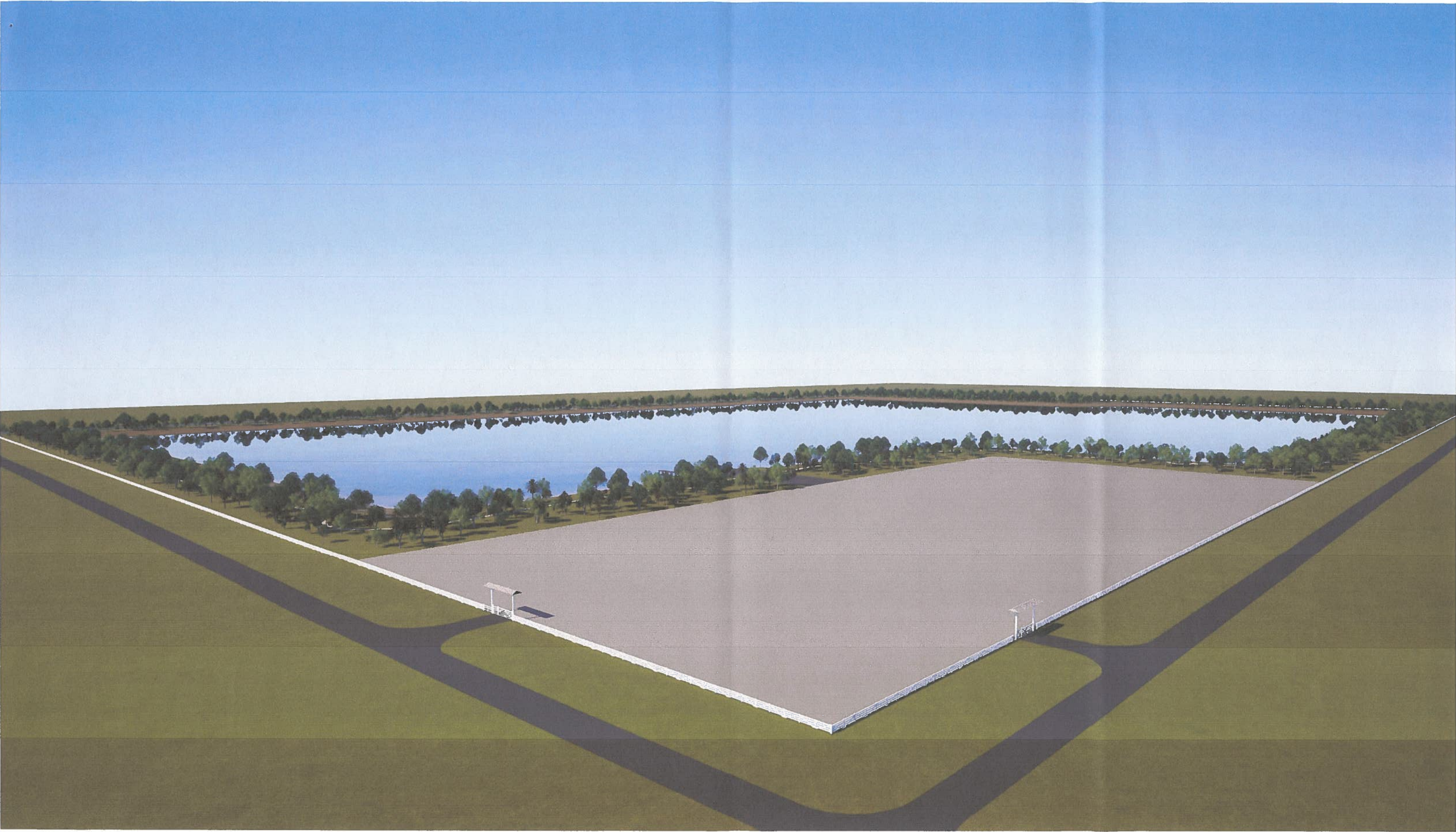
BY

Page 66 of 89

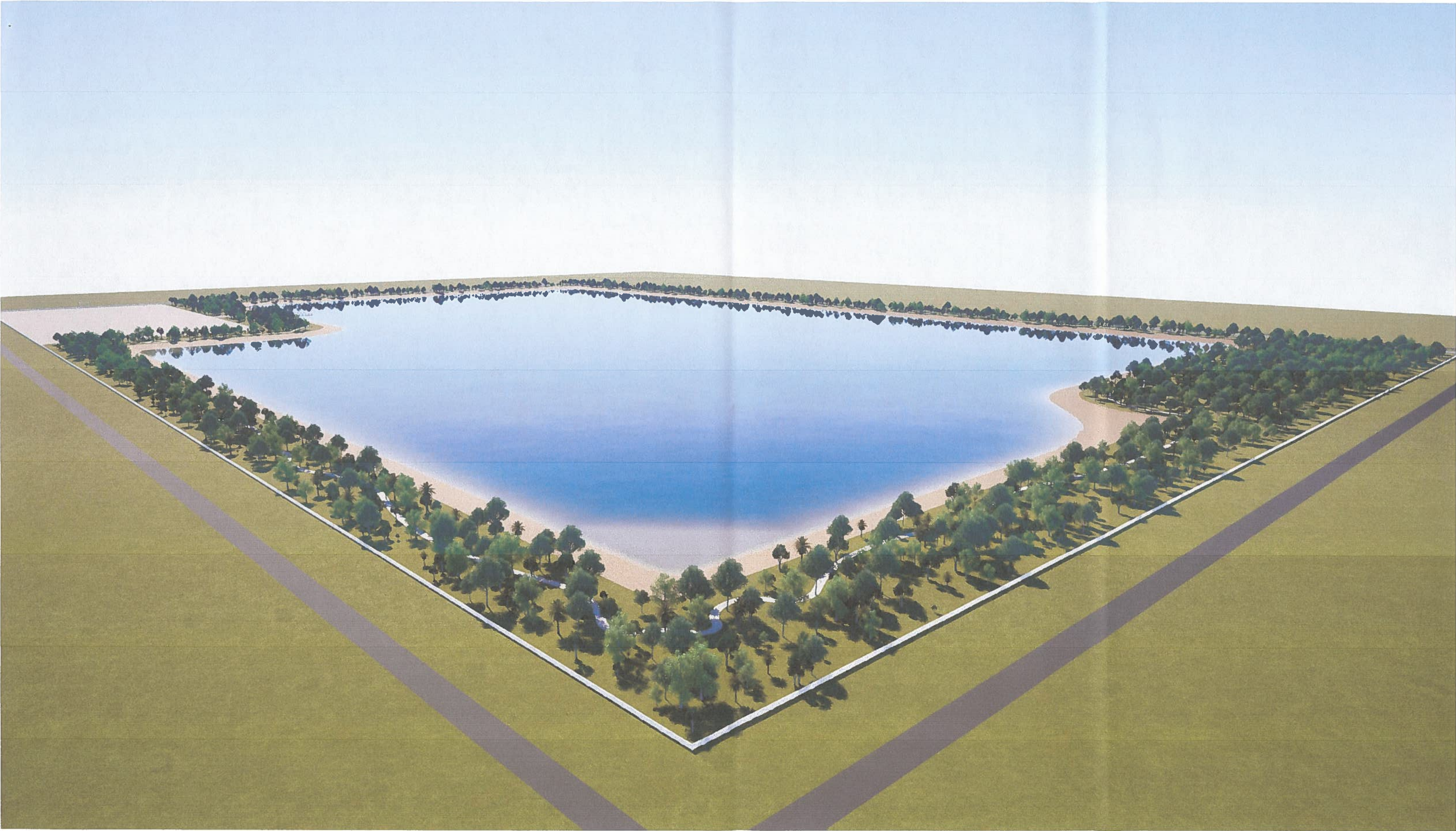


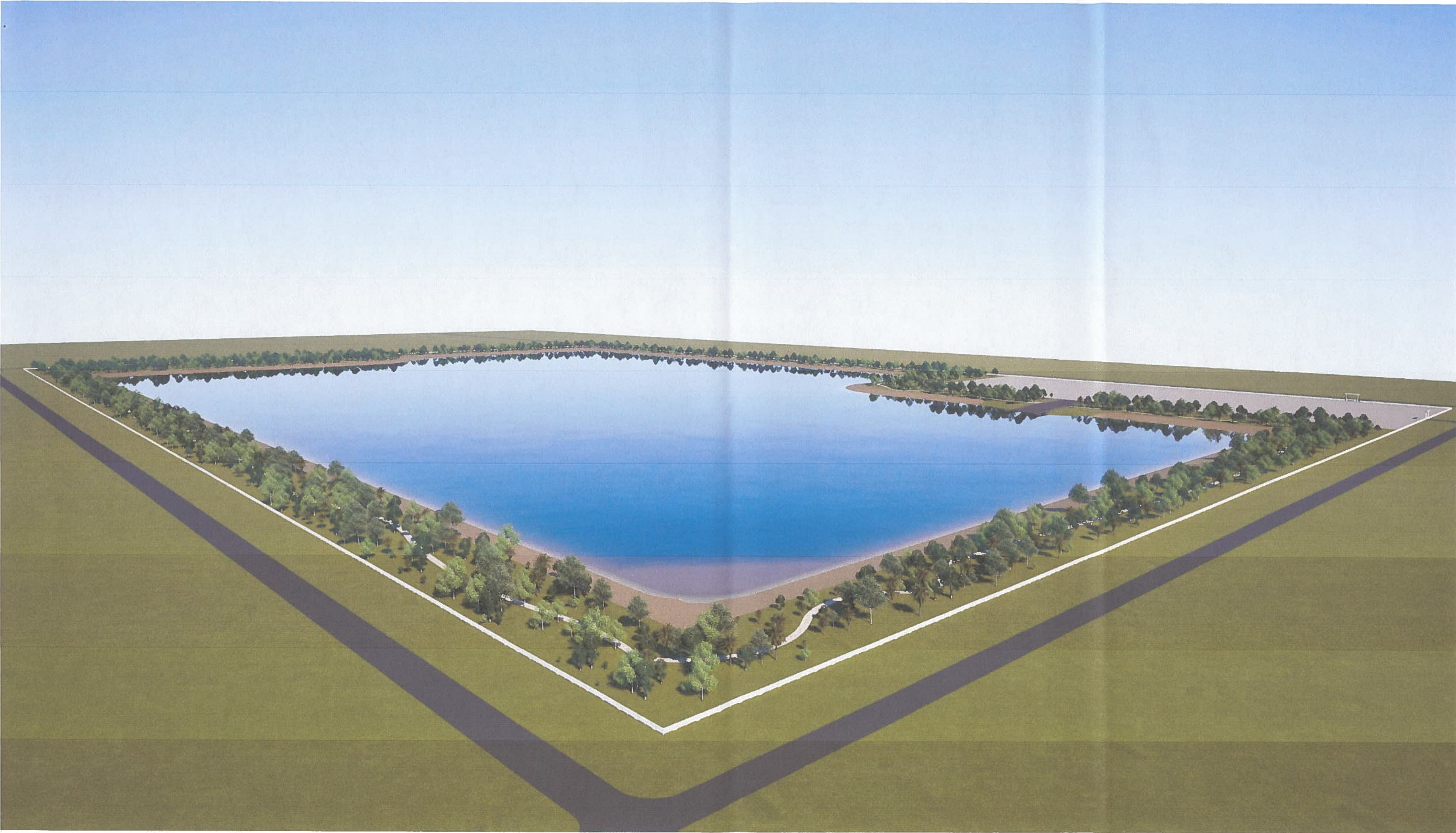
NOTE: ALL PROPOSED ELEVATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON ADDITIONAL BORINGS AS REQUIRED BY HIGHLANDS COUNTY AND SWFWMD.

PROJECT #25-118-2738		HIGHLANDS COUNTY	FLORIDA	CONCEPT SITE PLAN -- FULL SITE		Cool and Cobb Engineering Company 203 West Main Street Avon Park, FL 33925 (863) 657-2323 Office (863) 657-2324 Fax	NO	DATE	BY
SHEET NUMBER EX-2									

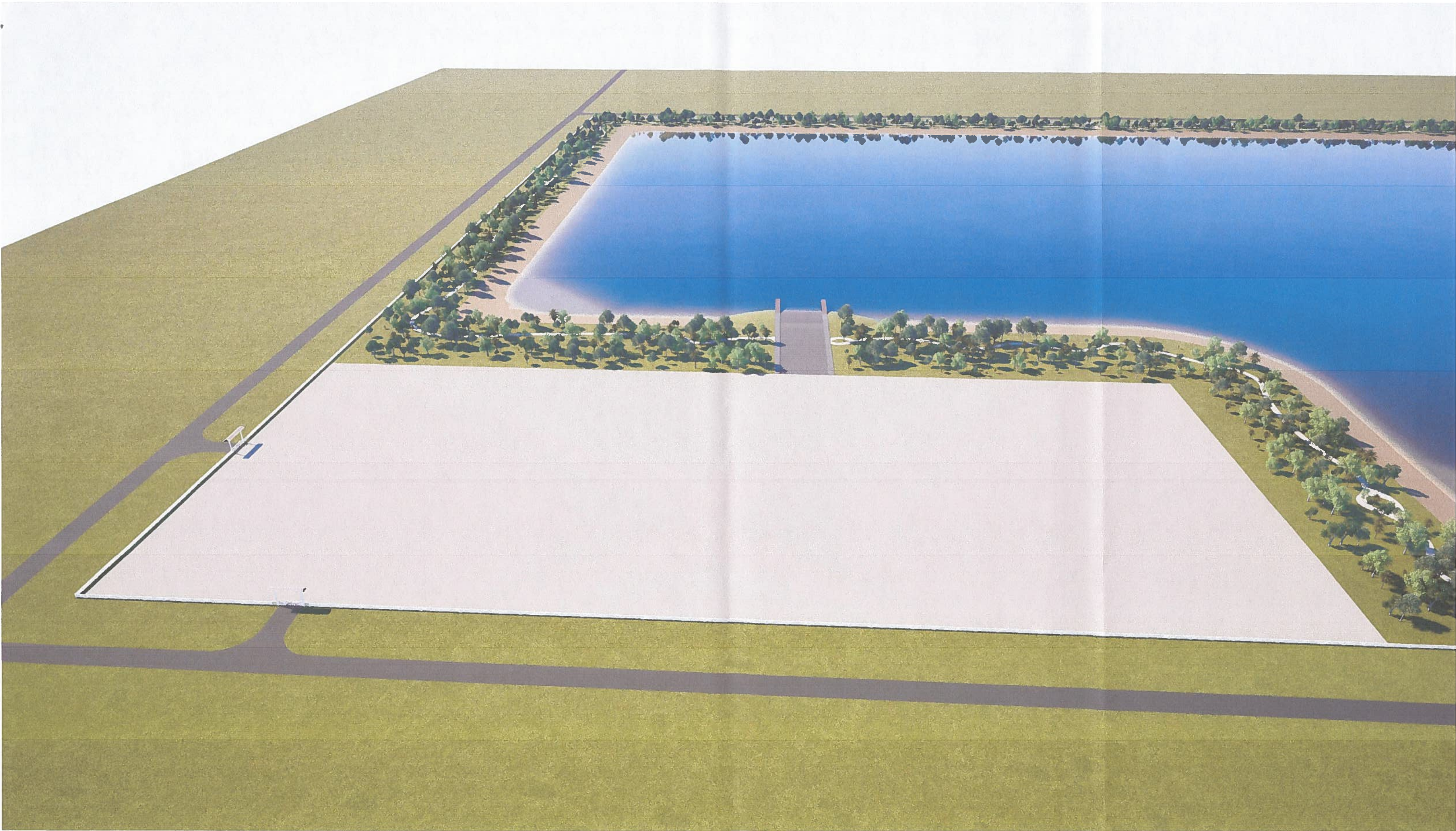












**Highlands County
Zoning Board of Adjustment Agenda Item**

Date of Action Request: June 9, 2026

Planner: Hailey Collinsworth, Planner I

Hearing Number: BOA 2012 - Yshetta Holden, C/O Sarah Maier, Dewberry Engineers

Statement of Issue

An approximate 0.11-acre parcel located at 153 E A Smith Ave, Lake Placid, and identified by Parcel Identification No. [C-07-37-30-040-0140-0010](#).

The Applicant is requesting a 2.25-foot variance to allow a 12.75-foot corner setback instead of the required 15 feet, to replace a damaged dwelling.

Reference: Highlands County Code of Ordinances, Section 12.05.221, Subsection G through 12.05.210, Subsection G: Corner [yard requirement]: [...] 15 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 [...].

Recommended Action

Move to approve Variance Application No. 2012 for a 2.25-foot variance to allow a 12.75-foot corner setback instead of the required 15 feet, to replace a damaged dwelling at 153 E A Smith Avenue, Lake Placid, Florida.

Attachments:

1. BOA 2012 Staff Report
2. BOA 2012 Application

**HIGHLANDS COUNTY
BOARD OF ADJUSTMENT
STAFF REPORT**

Type: Variance	BOA Hearing Date: 6/9/2026
Case Number: BOA 2012	Case Name: Holden Variance
Agent: Dewberry C/O Sarah Maier	Property Owner(s): Yshetta Holden
BOA Agenda Item: 6A	Case Staff Member: Hailey Collinsworth

Request: The Applicant is requesting a 2.25-foot variance to allow a 12.75-foot corner setback instead the required 15 feet, to replace a damaged dwelling.

General Location: An approximate 0.11-acre parcel located within the 2nd Addition of the Highway Park Subdivision, approximately 0.25 miles to the east of US 27 S, 0.83 miles north of CR 29, and 0.23 miles west of Lake Huntley.

Address: 153 E A Smith Avenue, Lake Placid

Parcel ID #: [C-07-37-30-040-0140-0010](#)

Zoning: M-1-S Mobile Home and Residential Subdivisions District

Future Land Use: Medium Density Residential (RM)

Recommended Motion:

Move to approve Variance Application No. 2012 for a 2.25-foot variance to allow a 12.75-foot corner setback instead of the required 15 feet, to replace a damaged dwelling at 153 E A Smith Avenue, Lake Placid, Florida.

Development Services Summary and Analysis:

- The Applicant is requesting a variance of 2.25 feet to permit a corner yard setback of 12.75 feet, rather than the required 15 feet, for the construction of a new single-family residence totaling 1,591 square feet.
- The existing single-family residence on the property sustained significant damage during Hurricane Ian and must be replaced. The proposed replacement dwelling is part of the Rebuild Florida program and is the most appropriate programmed product to fit on the existing lot configuration. The proposed structure will meet the required front, rear, and side setbacks, but will not comply with the corner yard setback requirement on the abutting platted right-of-way without the requested variance.

- The proposed single-family residence must comply with the current zoning regulations applicable to the M-1-S District. Under current County standards, the M-1-S District requires a minimum lot area of 10,000 square feet and a minimum frontage of 80 feet, typically resulting in a lot depth of approximately 125 feet. The subject property is a legal nonconforming lot of record, containing approximately 4,800 square feet of area, with 40 feet of frontage and a depth of 120 feet. The existing lot dimensions limit placement options for a conforming structure without a variance relief.
- The subject property is located within the Highway Park Specific Area Plan (SAP). Per Policy 13.2.2.4 of the Highlands County 2050 Comprehensive Plan, site-built residential units are the preferred residential structure within most areas of Highway Park.
- This is the first variance request from this property owner for this property and is being requested prior to applying for a building permit.

Demonstrations of Criteria for Granting Variances Summarized Below:

Specific Findings:

- 1. There are special conditions and circumstances that exist, which are peculiar to the land, structure, or building involved which are not applicable to other properties.**

The property does not conform to the minimum road frontage requirements of the M-1-S District; however, it is recognized as a legally nonconforming lot pursuant to Section 12.06.102 of the Highlands County Land Development Regulations (LDRs). The 2nd Addition to the Highway Park Subdivision was originally platted on February 13, 1944, prior to the adoption of the LDRs on January 1, 1971. The property contains approximately 4,800 square feet in area and 40 feet of frontage, which significantly limits the available buildable area and placement options for a conforming structure.

- 2. The literal interpretation of the provisions of Chapter 12 would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the conditions of this Chapter.**

The intent of setback requirements is to ensure adequate separation between structures, maintain neighborhood character, and protect visibility and public safety. However, due to the nonconforming size and width of the subject lot, strict application of the code would restrict reasonable redevelopment of the property, an opportunity that is commonly available to other properties within the same zoning district.

3. **The existing special conditions and circumstances listed above did not result from the actions of the applicant.**

The undersized and narrow configuration of the lot predates the Applicant's ownership of the property and the adoption of the County's LDRs. Therefore, the existing nonconforming conditions did not result from actions taken by the Applicant.

4. **A granting of the variance requested will not confer on the applicant any special privilege that is denied by this Chapter to other lands, structures, or buildings in this same district.**

Granting the variance would not confer a special privilege denied to other properties within the same district or surrounding neighborhood. The request is consistent with similar allowances granted for nonconforming lots in this zoning district and within the 2nd Addition of the Highway Park subdivision. Approval of the variance does not exempt the property from complying with all other applicable zoning or development standards.

5. **The requirements of Section 12.03.205.B.1 have been met by the applicant.**

The Applicant has submitted a complete written variance application in accordance with Section 12.03.205.B.1 of the LDRs. The submittal includes all required documentation and justification demonstrating the necessity for the requested variance.

6. **The requested variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure.**

The variance requested constitutes the minimum relief necessary to allow reasonable use of the property through the reconstruction of a single-family residence to replace the hurricane-damaged home. The variance allows for functional and reasonable use of the property while maintaining the intent and purpose of the zoning regulations.

7. **The granting of the variance will be in harmony with the general purpose and intent of this Chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

The granting of this variance would be in harmony with the general purpose and intent of the LDRs, which establish consistent setbacks to maintain uniformity and compatibility within the M-1-S District. Many lots in this area were established prior to 1971 and are smaller in size, which limits the ability to meet setback requirements.

Table 1. Surrounding Land Use and Zoning Designations:

LOCATION	EXISTING USE	LAND USE CATEGORY	ZONING
Subject Property	Single-Family Residence (SFR)	RM	M-1-S
Adjacent Property to the North	Vacant	RM	M-1-S
Adjacent Property to the South	SFR	RM	M-1-S
Adjacent Property to the East	Vacant	RM	M-1-S
Adjacent Property to the West	Vacant	RM	M-1-S

Applicable References:**Planning:**

- §163.3194(1)(a) - (b), Florida Statutes: Legal Status of Comprehensive Plan;
- Highlands County 2050 Comprehensive Plan:
 - Future Land Use Policy 1.2.D.3, Medium Density Residential (RM);
 - Future Land Use Objective 13.2: Highway Park Specific Area Policy Plan.

Zoning:

- Highlands County LDRs: Section 12.05.221: M-1-S Mobile Home and Residential Subdivisions District.

Compatibility with Surrounding Land Uses:

The proposed single-family residence is compatible with surrounding land uses and consistent with the existing development pattern. The neighborhood is predominantly residential, characterized by similar single-family homes in close proximity. The proposed development aligns with the established scale, density, and design of the area, thereby preserving the neighborhood's integrity and character. No adverse impacts on adjacent properties are anticipated.

Development Review Committee Comments:

- 1. The Departments, Divisions, and Agencies listed below provided comments as follows:**

No Comment	No Response
Highlands County Code Enforcement	Highlands County Natural Resources
Highlands County Engineering Department	Highlands County Sheriff Office

No Comment	No Response
Florida Department of Health	Highlands County Emergency Management
Highlands County Fire Rescue	Highlands County Economic Development
Highlands County Road and Bridge	Highlands County Building Department

Staff Findings:

BASED ON THE SPECIFIC FINDINGS IDENTIFIED IN THE STAFF REPORT, STAFF FINDS THE PROPOSED REQUEST IS CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS.

General Notes:

Note: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

Note: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Development Services Department, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan and Land Development Regulations or other development regulations in effect at the time of the development.

Note: A building permit, related to the purpose of the variance, must be obtained within one (1) year after the approval of the variance and construction must be completed within two (2) years after approval of the variance, pursuant to Section 12.03.205.B.8.a of the Highlands County Land Development Regulations.

Attachments:

- Exhibit 1: Location Map
- Exhibit 2: Aerial Map
- Exhibit 3: Zoning Map
- Exhibit 4: Site Plan
- Exhibit 5: Site Photographs

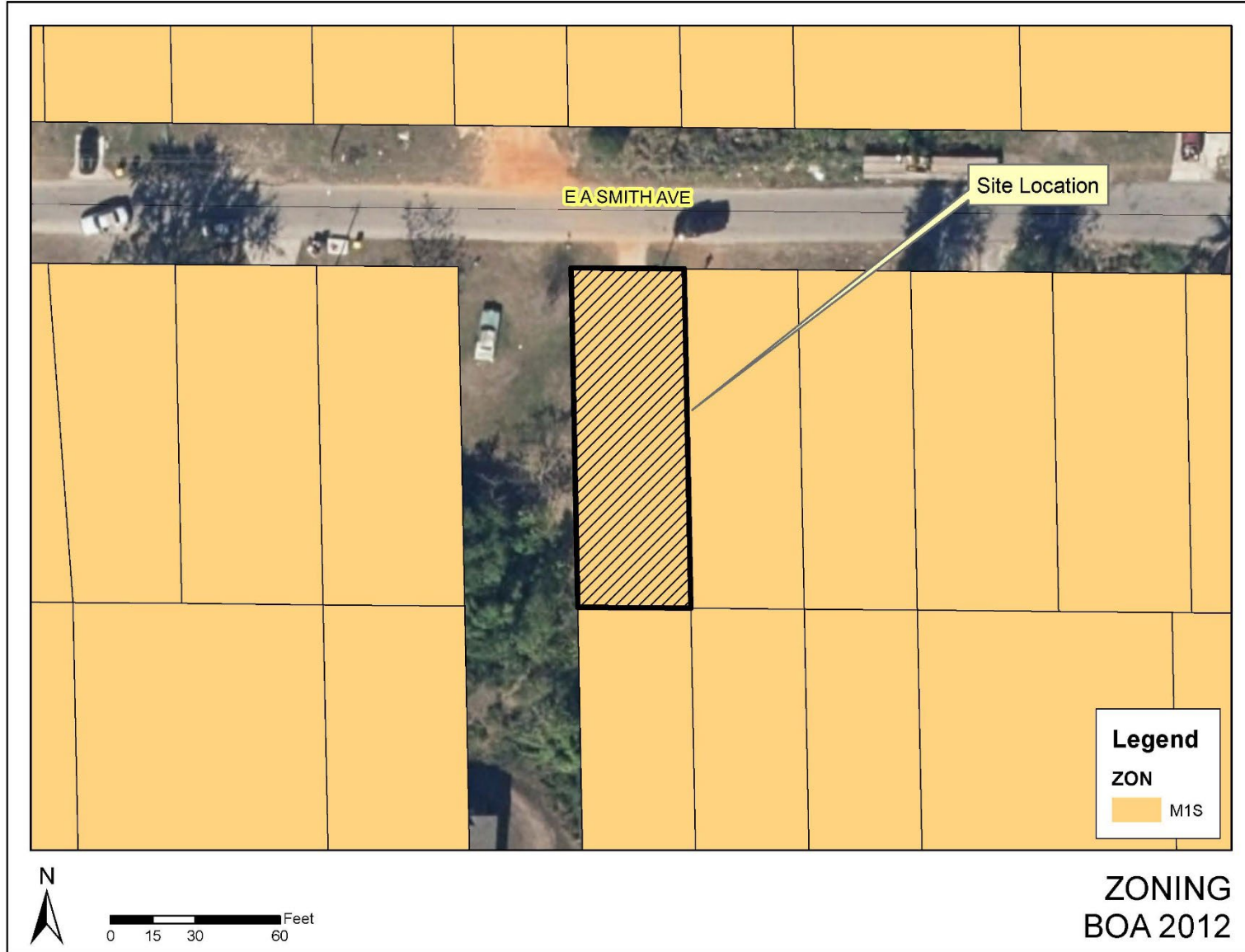
Exhibit 1:



Exhibit 2:



Exhibit 3:



Board of Adjustment
Variance BOA 2012/HCC

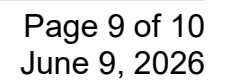


Exhibit 5:



Highlands County, Florida
Variance Application

Project # 26030011

SECTION I. THIS SECTION FOR STAFF USE ONLY!

Date Received: 3/30/2026

Amount of Fee: \$500.00

Receipt No.: 42000000496

Tax Map No.: 139C

Case No.: BOA # 2012

Hearing Date: 6/09/2026

Date Adopted:

SECTION II. PLEASE PRINT OR WRITE CLEARLY ALL APPLICABLE INFORMATION.

This application and all required supplemental information must be properly completed according to the instructions. All information and exhibits submitted in connection with this application will become a permanent part of the public records of Highlands County. Please submit the application to the Zoning Division to be checked for completeness by staff before the applicable deadline. The Division accepts no responsibility for the completeness and accuracy of the application and will not advertise the application for public hearing until all required information is deemed to be accurate and complete. It is recommended that the applicant, agent, or representatives be present at the public hearing.

The following Variance is requested before the Board of Adjustment pursuant to Section 12.05.203 (B) of the Code of Ordinances, Highlands County, Florida:

Variance of 2.25' to allow a setback of 12.75' in lieu of the required 15' corner yard setback.

This application has been reviewed for completeness and determined sufficient:


Zoning Supervisor

4/22/2026

Date

1. **Name of Property Owner:** Application must be signed by the property owner. If more than one, all the owners must sign the Owners Affidavit (attached), which must accompany the application:

Print Name: Yshetta Holden

Mailing Address: 153 E.A. Smith Ave., Lake Placid, FL 33825

Telephone No.: (863) 202-4669

E-Mail Address:

2. **Name of Agent:** Complete the Agent's Affidavit (attached) from property owner, which must accompany application, giving agent authority to represent this application.

Print Name: Dewberry c/o Sarah Maier

Mailing Address: 800 N. Magnoli Ave, Suite 1000, Orlando, FL 32803

Telephone No.: 321.354.9653

E-Mail Address:

3. **Legal Description and Strap of Property Covered by Application:** If subdivided: lot, block, complete name of subdivision, plat book, page number, section, township, and range. If metes and bounds description: complete description, including section, township, and range. LOT 1, BLOCK 14, OF THE 2ND ADDITION TO HIGHWAY PARK SUBDIVISION, IN HIGHLANDS COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN BOOK 3, PAGE 130, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

STRAP #: C- 07 - 37 - 30 - 040 - 0140 - 0010

4. **Street Address of Property Covered by Application:** 153 E.A. Smith Ave., Lake Placid, FL 33825

SECTION III: INFORMATION ABOUT EXISTING USE

5. Existing Zoning District: M-1-S Existing Land Use Classification: RM

Are the Zoning and Comprehensive Plan Consistent? ☒ Consistent ☐ Not Consistent

6. Vesting: Is the property vested for specific property rights? ☐ Yes ☒ No If Yes, list the Vesting Action or Order Number or the method used to grant vested rights (state binding letter, legal lot of record, etc.): _____

7. Is this hearing being requested as a result of a code violation notice? ☐ Yes ☒ No If Yes, explain. _____

8. Has a public hearing been held on this property within the last 12 months? ☐ Yes ☒ No If Yes, in whose name and when? _____

9. Existing Size of Property: Size of Property (width) 40.0 feet, (depth) 120.0 feet, street frontage 40.0 feet, water frontage 0 feet, Total acres 0.11
If different from the total acreage, the upland, or developable portion is _____ +/- acres.

10. Are there existing structures on the property? ☒ Yes ☐ No If Yes, what type (CBS, Frame, Stucco, Other Multiple Units, Number of Dwellings per Building), and what are they used for? 1-story stucco and frame residence on slab

11. Uses on Adjacent Property: Also, indicate whether the adjacent property is within another jurisdiction and indicate that jurisdiction's FLUM and/or Zoning designations.

	Existing Uses	FLUM Designations	Zoning Districts
North	Single Family Residential	RM	M1S
South	Single Family Residential	RM	M1S
East	Single Family Residential	RM	M1S
West	Single Family Residential	RM	M1S

SECTION IV: REASONS FOR VARIANCE AND BURDEN OF PROOF:

12. If necessary, please give additional information not included in your variance request on page one (1) about what the requested variance is for: _____

13. Explain why this request for a variance from existing zoning regulations should be approved. (Use separate sheet if required) The variance is to allow for a reduced side street yard setback. The existing structure was damaged by Hurricane Ian. Due to the narrow width of the lot and that it is a corner lot which requires larger side street setbacks than an interior side yard, a variance only needed to fit the new house.

14. How will a variance from the requirements of Chapter 12 not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship? The variance will allow for a new single family home to be constructed, this is not contrary to the public interest. Not granting the variance may hinder the applicant from receiving assistance from the Rebuild Florida Program.

15. The Board of Adjustment shall find that the following requirements are met in order to approve a variance. Please provide information to tell how or why the following do or do not apply: (Use separate sheets if required)

- A. What special conditions and circumstances exist on your property, land, structures, or buildings, which are peculiar to the land and/or structures which are not applicable to other properties? The property was damaged from the effects of Hurricane Ian, and is now participating in the Rebuild Florida Program. The Program operates with a fixed selection of house models and the most appropriate model is selected for each property. The narrow 40' wide lot, with two street frontages, creates a very small buildable area. A reduced side street yard is needed.

- B. The literal interpretation of the provisions of Chapter 12 would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the conditions of this Chapter. The literal interpretation would prevent the applicant from reconstructing a single family residence on the property. Having a home is a right enjoyed by other properties in the same district.
- C. The existing special conditions and circumstances listed in 15.A. above did not result from any previous actions on the applicant's part. This is correct. The conditions are results of the zoning and setback requirements and was not created by the applicant.
- D. How a granting of the variance requested will not confer upon me any special privilege that is denied by this Chapter to other lands, structures or buildings in the same district. The variance would allow a single family residence damaged beyond rehabilitation by Hurricane Ian to be reconstructed. The variance will not negatively impact the public or the surrounding neighborhood. The right to a home will not confer special privilege to the owner.

16. How is the requested variance the minimum action required to make possible the reasonable use of the land, building or structure? (Use separate sheet if required) This property is participating in the Hurricane Ian Rebuild Program. This Program offers specific house plans and footprints. The proposed footprint is the most appropriate footprint available in the Program. Therefore this is the minimum variance needed to rebuild a residential structure on the property.

17. How will the granting of the variance be in harmony with the general purpose and intent of this Chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare? (Use separate sheet if required) The variance would allow a single family residence damaged beyond rehabilitation by Hurricane Ian to be reconstructed. The requested variance is for the side street yard setback.

18. Are there appropriate conditions and safeguards in conformity with this Chapter that could be made a part of the approval of the variance, which you would approve? I am not aware of conditions or safeguards needed in conjunction with the approval of the variance.

SECTION VI: MAPS, OWNERS OR AGENTS AFFIDAVIT AND LIST OF PROPERTY OWNERS

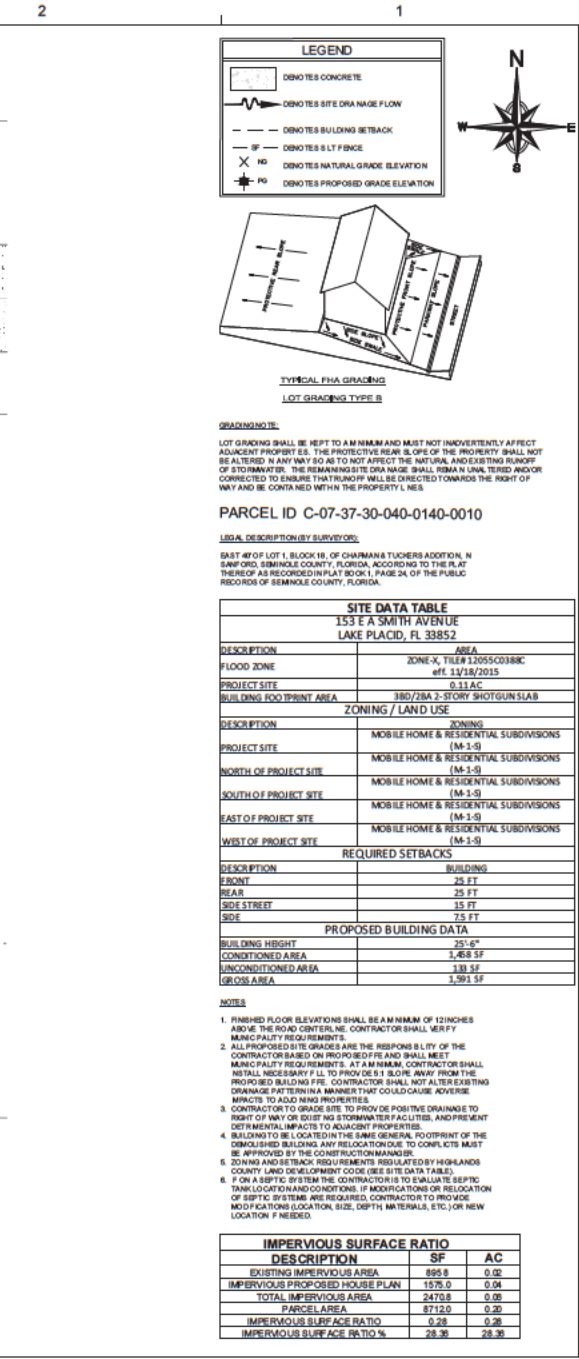
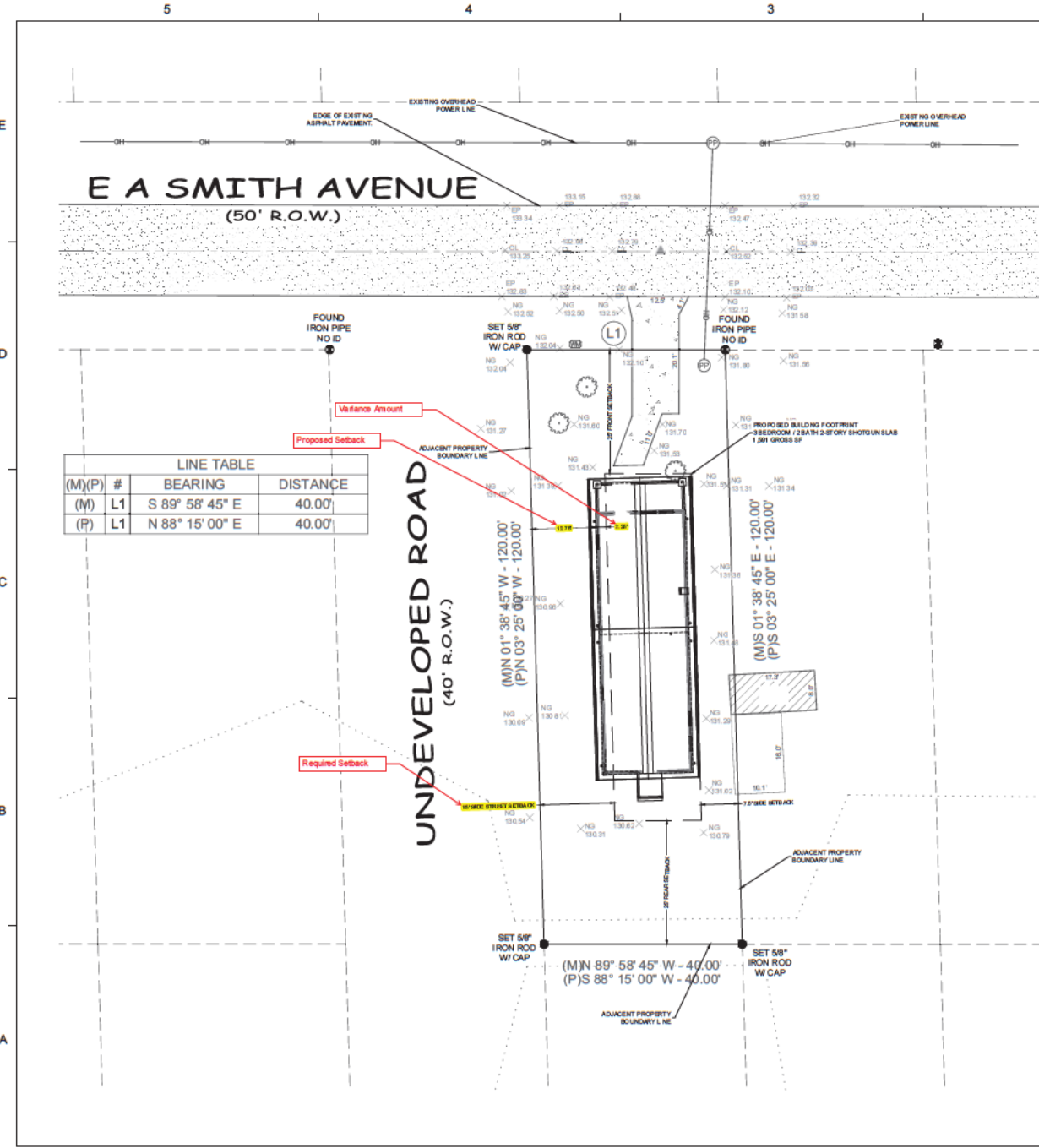
19. Land Survey: A copy of a land survey by a Florida registered land surveyor is required for any variance request on size of yards and for setbacks.

20. Map Properties Within 200 Feet: Submit a map that delineates the boundary of the proposed development site and its location on the map. Include each parcel of land within 200 feet of the property covered in the application.

21. Owners or Agents Affidavit: An Owner's and/or Agent's Affidavit must be completed and submitted as part of all applications.

22. List of Property Owners: List of all current property owners within 200 feet radius of property covered in the application, including name, mailing and site addresses of their properties. If in areas zoned Agriculture, minimum of 6 names required adjacent or in the vicinity of the variance requested. (Attach separate sheet to this application.)

REBUILT FLORIDA - HURRICANE IAN HOUSING REPAIR AND REPLACEMENT
FL-1122-154381
3 BEDROOM / 2 BATH 2-STORY SHOTGUN SLAB
153 E A SMITH AVENUE, LAKE PLACID
HIGHLANDS COUNTY, FLORIDA



Dewberry
Dewberry Engineers Inc.
877 North County Hwy 380
Santa Rosa Beach, FL 32459
850.267.0789 Phone
850.267.0076 Fax
www.dewberry.com

3 BEDROOM / 2 BATH 2-STORY SHOTGUN SLAB
REBUILT FLORIDA -
HURRICANE IAN HOUSING
REPAIR AND REPLACEMENT
153 E A SMITH AVENUE, LAKE PLACID
HIGHLANDS COUNTY, FLORIDA
FL-1122-154381



SEAL

SCALE



DRAWN BY JTV
APPROVED BY BB
CHECKED BY TN
DATE FEBRUARY 26, 2026

TITLE

**PROPOSED
SITE AND
DRAINAGE
PLAN**

PROJECT NO. 00171913

C2.1

SHEET NO.