# Highlands County
# Planning & Zoning Commission/Local Planning Agency
# Tuesday, June 9, 2026, REGULAR MEETING
# MINUTES

## 1. CALL TO ORDER

The meeting was called to order at 3:46 p.m., Tuesday, June 9, 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 Vice Chair Ezell acting as Chairperson to silence all cell phones and other audible electronic devices.

## 2. ROLL CALL

Roll call was taken with the following members present:
Mr. Boring, Mr. Youngman, Mr. Brown, Mrs. Lopez, Mr. Roberts and Mrs. Ezell, acting Chairperson.

Alternate Voting Members present: Mrs. Sclater.

Alternate Non-Voting Members Present: Mrs. Payne.

Staff present: Mrs. Cunningham, Planning and Zoning Specialist; Mrs. King, Planning and Zoning Technician II; Mrs. Navarrete, Planner I; Ms. Collinsworth, Planner I, Mrs. Culpepper, Planning and Zoning Supervisor; Mrs. Kramer, Planning and Zoning Manager; Mrs. Sauls, Development Services Director; and Mrs. Sutphen, County Attorney.

## 3. CONSIDERATION OF MINUTES FROM PREVIOUS MEETING

Minutes of the previous meeting were unanimously approved. **Motion carried 7-0.**

## 4. SWEARING IN OF WITNESSES

County Staff who had testimony were sworn in.

## 5. OLD BUSINESS

## 6. NEW BUSINESS

### A. P&Z 2192 - JI REALTY LLC C/O DANA RIDDELL & JEFF KENNEDY

An approximate 9.11-acre parcel located at 3925 Muriel Avenue, Sebring, and identified by Parcel Identification No. C-21-34-29-050-0550-0000.

The Applicant is requesting a change to the official Zoning Atlas from AU Agricultural District to R-3 Multiple-Family Dwelling including Motel and Hotel District.

Mrs. Ezell read the request into the record. Mrs. Navarrete confirmed proof of advertising requirements and noted there was one letter received in objection to the request and no letters received in favor of the request. Agents Dana Riddell and Jeff Kennedy were present and sworn in. Mrs. Riddell gave a brief description regarding the application. Discussion ensued amongst the Commission members, staff, County Attorney, and the agent regarding the uses permitted in the R-3 district, which includes hotels and motels, as compared to the R-3 NC district. Mrs. Culpepper advised that the Commission could recommend a zoning district of lesser intensity than what was advertised. The agent provided insight that they understand the need to annex the property into the City of Sebring. However, if for some reason the annexation is unable to be accomplished at this time, the desired zoning designation would be in place if and when they annex in the future.

Acting Chair Ezell opened the floor for public comment. There was one member of the audience that spoke against the request, noting concerns about specific uses such as a hotel and motel and the advertisements announcing the incorrect property address. Staff noted the property's assigned address is on Muriel Ave, but the legal description of the property describing the parcel abutting both Muriel and E O Douglas is correct.

Motion made by Mr. Boring and seconded by Mr. Youngman to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2192, changing the Official Zoning Atlas for approximately 9.11 acres from AU Agricultural District to R-3 Multiple-Family Dwelling including Motel and Hotel District, referencing the mandatory findings of fact and becoming effective as provided by law.

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

**B. P&Z 2193 - ORANGE CAPITAL GROUP, LLC C/O GENESIS MORO**

Twelve parcels totaling approximately 6.3 acres located at 2601, 2603, 2605, 2703, 2707, 2709, 2711, 2803, and 2809 Valerie Boulevard, 782, 784, and 786 Memorial Drive, Sebring, and identified by Parcel Identification Numbers C-11-34-28-070-0000-0010, C-11-34-28-070-0000-0020, C-11-34-28-070-0000-0030, C-11-34-28-070-0000-0040, C-11-34-28-070-0000-0050, C-11-34-28-070-0000-0060, C-11-34-28-070-0000-0070, C-11-34-28-070-0000-0080, C-11-34-28-070-0000-0090, C-11-34-28-070-0000-0100, C-11-34-28-070-0000-0110, and C-11-34-28-070-0000-0120.

The Applicant is requesting a change to the Official Zoning Atlas to change the zoning designation from R-1 Residential District to R-2 Two-Family Dwelling

District.

Mrs. Ezell read the request into the record. Ms. Collinsworth confirmed proof of advertising requirements and noted there were three letters received in objection to the request and no letters received in favor of the request. Agent Genesis Moro was present and sworn in. Ms. Moro provided a brief description of the request and was available to answer any questions. Mr. Boring noted he is familiar with the area and feels the request would be consistent.

Acting Chair Ezell opened the floor for public comment. There were no additional comments on this matter.

Motion made by Mrs. Lopez and seconded by Mr. Youngman to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2193, changing the Official Zoning Atlas for twelve parcels, totaling approximately 6.3 acres, from R-1 Residential District to R-2 Two-Family Dwelling District, referencing the mandatory findings of fact and becoming effective as provided by law.

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

**C. CPA-26-653SS - IVAN BARAJAS C/O LEW CARTER & JAMES LEONARDO**

Five parcels, totaling approximately 1.9 acres, located at 3810, 3818, 3822, 3904, and 3906 SR 66, Sebring, and identified by Parcel Identification Numbers C-24-35-28-020-0000-5510, C-24-35-28-020-0000-5520, C-24-35-28-020-0000-5530, C-24-35-28-020-0000-5550, and C-24-35-28-020-0000-5570.

The Applicant is requesting a small-scale Comprehensive Plan Amendment to amend the future land use map designation from Agriculture (AG) to Commercial (C).

Mrs. Ezell read the request into the record. Mrs. Navarrete confirmed proof of advertising requirements and noted there were no letters received in favor of or against the request. Agents Lew Carter and James Leonardo were present and sworn in and provided a brief description of the request.

Acting Chair Ezell opened the floor for public comment. There were no additional comments on this matter.

Motion made by Mr. Boring and seconded by Mr. Brown to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-26-653SS, amending the Future Land Use Map of the Highlands County

Comprehensive Plan for five parcels, totaling an approximate 1.9 acres, from Agriculture (AG) to Commercial (C), referencing the mandatory findings of fact and becoming effective as provided by law.

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

**D. P&Z 2194 - IVAN BARAJAS C/O LEW CARTER & JAMES LEONARDO**

Five parcels, totaling approximately 1.9 acres, located at 3810, 3818, 3822, 3904, and 3906 SR 66, Sebring, and identified by Parcel Identification Numbers C-24-35-28-020-0000-5510, C-24-35-28-020-0000-5520, C-24-35-28-020-0000-5530, C-24-35-28-020-0000-5550, and C-24-35-28-020-0000-5570.

The Applicant is requesting a change to the official Zoning Atlas from B-2 Limited Business District to B-3 CU Business District with a Conditional Use, the conditional use being an open storage lot for cars, trucks, boats, RVs/campers and the like, with an accessory office building.

Mrs. Ezell read the request into the record. Mrs. Navarrete confirmed proof of advertising requirements and noted there was one letter received against the request and no letters received in favor of the request. Agents Lew Carter and James Leonardo were present and sworn in and provided a brief description of the request.

Acting Chair Ezell opened the floor for public comment. There were no additional comments on this matter.

Motion made by Mr. Youngman and seconded by Mrs. Lopez to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2194, changing the Official Zoning Atlas for five parcels, totaling an approximate 1.9 acres, from B-2 Limited Business District to B-3 CU Business District with a Conditional Use, the conditional use being an open storage lot for cars, trucks, boats, RVs/campers and the like with an accessory office building, referencing the mandatory findings of fact and becoming effective as provided by law, subject to adoption of the proposed Future Land Use map amendment and the conditions of approval in the adopting resolution, as listed in the staff report.

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

**7. KNOWLEDGE QUEST**

Mrs. Culpepper briefly discussed the new software system eTRAKiT and demonstrated to the Board how to apply and search for permit and projects, as well as search violations.

## 8. CITIZENS NOT ON THE AGENDA

## 9. DEVELOPMENT SERVICES DEPARTMENT

Staff reintroduced Mary Cunningham who will be training to prepare the minutes.

## 10. BOARD MEMBERS

## 11. ANNOUNCEMENT OF NEXT MEETING - AUGUST 11, 2026

Mrs. Culpepper noted there may be one case ready to move forward on July 14th. The Board will be updated accordingly.

## 12. ADJOURN

There being no further business, the meeting was adjourned at 4:55 pm.

Respectfully submitted by,
Angie King
Planning and Zoning Technician II