

**Highlands County
Zoning Board of Adjustment
September 8, 2026, at 3:00 PM**

or as soon thereafter as possible in the
Commissioners' Board Room Highlands County Government Center,
600 S. Commerce Ave. Sebring, FL 33870

1. CALL TO ORDER

Please silence all cell phones and devices.

2. ROLL CALL

3. CONSIDERATION OF MINUTES FROM PREVIOUS MEETING

4. SWEARING IN OF WITNESSES

5. OLD BUSINESS

6. NEW BUSINESS

A. BOA 2014 - MATTHEW AND GINGER JONES, C/O SHANNON NASH

An approximate 0.49-acre parcel located at 3443 Rhododendron Road, Lake Placid, and identified by Parcel Identification No. [C-21-36-29-170-3870-0120](#).

The Applicant is requesting a 1.6-foot variance to allow a 5.9-foot side setback instead of the required 7.5 feet, to add a pool enclosure to the existing concrete deck and pool area.

Reference: Highlands County Code of Ordinances, Section 12.05.211 through 12.05.210, Subsection G: Side [yard requirement]: [...] 7.5 feet; Section 12.05.401, Subsection L: A pool enclosure consisting of frame with screen panels may be located not less than seven and one-half feet from a rear or inside lot line; and Section 12.02.104 Subsection 315: Variance, zoning. [...] As used in this chapter, a zoning variance is authorized only for height, area and size of structure, setbacks, base building lines, or size of yards and open spaces [...].

B. BOA 2015 - GREEN GROUP DEVELOPMENT, LLC

An approximate 0.16-acre parcel identified by Parcel Identification No. [C-18-34-29-110-0020-0150](#).

The Applicant is requesting a 6-foot variance to allow a 9-foot corner yard setback instead of the required 15 feet, to construct a new single-family dwelling.

Reference: Highlands County Code of Ordinances, Section 12.05.211 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 - OCTOBER 13, 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.