Highlands County

Code Enforcement

Amended Special Magistrate Hearing Agenda*

August 5, 2026, at 1:30 p.m.

Highlands County Board of County Commissioners
600 South Commerce Avenue, Sebring, Florida 33870

Call to Order

Administer of Oath

New Business

1. **CE25100026 - Highlands County VS Ernesto De La Cruz and Chenky Trucking, LLC**
   2460 West Seiple Road, Avon Park, Florida
   Section 5.6-3 nuisance prohibited
   Section 5-17 accumulation restricted
   Section 5-20 unlicensed/inoperable vessels/vehicles prohibited
   Section 12.10.218 recreational vehicles
   Section 12.05.300 accessory structures
   Section 12.19.500 designation of an unfit dwelling

2. **CE26030084 – Highlands County VS Donald Combs**
   2517 San Remo Avenue, Avon Park, Florida
   Section 5.6-3 nuisance prohibited
   Section 5-17 accumulation restricted
   Section 5-20 unlicensed/ inoperable vessels/ vehicles prohibited
   Section 12.16.101 vacant and secured
   Section 12.19.303 minimum requirements for light and ventilation
   Section 12.19.304 minimum requirements for electrical systems
   Section 12.19.305 general requirements for the exterior and interior of structures
   Section 12.19.307 sanitation requirements
   Section 12.19.500 designation of unfit dwelling

3. **CE25090146 – Highlands County VS Parker Terry and Associates LLC**
   3515 Cindys Lane, Sebring, Florida
   Section 5.6-3 nuisance prohibited
   Section 5-17 accumulation restricted
   Section 12.10.218 recreational vehicles
   Section 12.16.101 vacant and secured

*Amended for the removal of Agenda Item #1 CE25020283 as Settlement Agreement was reached by all parties and was approved by the Highlands County Board of County Commissioners on June 16, 2026.

Section 12.05.300 single family use in the AU district on lots which are one acre or less in size
Section 12.19.303 minimum requirements for light and ventilation
Section 12.19.304 minimum requirements for electrical systems
Section 12.19.305 general requirements for the exterior and interior of structures
Section 12.19.306 minimum dwelling space requirements
Section 12.19.307 sanitation requirements
Section 12.19.500 designation of unfit dwelling

4. **CE26030138 – Highlands County VS Bernard Davis**
   3640 Bethune Road, Sebring, Florida
   Section 5.6-3 nuisance prohibited
   Section 5-17 accumulation restricted
   Section 12.10.218 recreational vehicles
   Section 12.19.500 designation of unfit dwelling

5. **CE26040090 – Highlands County VS Kristen Smoyer**
   1048 Lake Carrie Drive, Lake Placid, FL
   Section 12.03.110 permits required

6. **CE2607-0040 – Highlands County VS Steven C. Blile and Susan Ann Karpowicz**
   1250 Royal Poinciana Street, Lake Placid, Florida
   Section 12.12.603 environmental clearance report required
   Section 12.12.620.C land clearing permits required

7. **CE26040059- Highlands County VS Cathy Jewel Taylor**
   1543 Killarney Drive, Sebring, Florida
   Section 5.6-3 nuisance prohibited
   Section 5-17 accumulation restricted

8. **CE2605-0061 – Highlands County VS Tamed LLC**
   2556 North Arrowhead Road, Avon Park, Florida
   Section 5.6-3 nuisance prohibited
   Section 5-17 accumulation restricted
   Section 12.05.211 R-1 residential district zoning regulations

9. **CE2605-0043 – Highlands County VS Bryan Todd Reasebeck and Catherine Frey**
   110 Sunnyside Court, Lake Placid, Florida
   Section 5.6-3 nuisance prohibited
   Section 5-17 accumulation restricted
   Section 5-20 unlicensed/ inoperable vessels/vehicles prohibited

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Section 12.05.200 AU agricultural district zoning regulations
Section 12.09.104 roadway design standards
Section 12.10.218 recreational vehicles

10. **CE26040060 – Highlands County VS Noveda Dee Quinn**
    100 North Self Avenue, Avon Park, Florida
    Section 5.6-3 nuisance prohibited
    Section 5-17 accumulation restricted
    Section 12.10.218 recreational vehicles

11. **CE2606-0016 – Highlands County VS Frank Giresi**
    3147 New York Avenue, Sebring, Florida
    Section 5-17 accumulation restricted
    Section 12.09.104 roadway design standards

12. **CE2605-0054 – Highlands County VS Pauline Daise**
    709 Sandpiper Boulevard, Sebring, Florida
    Section 5-17 accumulation restricted
    Section 5-20 unlicensed/ inoperable vessels/ vehicles prohibited
    Section 12.05.300 single family uses in the AU district on lots which are one acre or less in size
    Section 12.05.311 tents

13. **CE2605-0063 – Highlands County VS Richard H Conklin JR Estate**
    2039 State Road 64 West, Avon Park, Florida
    Section 5.6-3 nuisance prohibited
    Section 5-17 accumulation restricted
    Section 5-20 unlicensed/ inoperable vessels/ vehicles prohibited

14. **CE2606-0061 – Highlands County VS John Grady and Beatrice Grady**
    217 Atterberry Drive, Sebring, Florida
    Section 5-20 unlicensed/ inoperable vessels/ vehicles prohibited

15. **CE26040076 – Highlands County VS Charles S. Stone and Carolyn C. Stone**
    1500 Gladstone Street, Lake Placid, Florida
    Section 5-17 accumulation restricted
    Section 5-20 unlicensed/ inoperable vessels/vehicles
    Section 12.09.104 roadway design standards

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Future Business

ALL INTERESTED PERSONS ARE INVITED TO ATTEND

ONE OR MORE COUNTY COMMISSIONERS MAY BE PRESENT AT THE MEETING

Any person who decides to appeal any decision made by the Code Enforcement Special Magistrate in public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and that, and 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 County Commissioners of Highlands County, Florida, does 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 at least 24 hours in advance to permit coordination of the service.

If the respondent elects to be represented by legal counsel or any other representative, an appearance of the record must be filed with the Code Enforcement Clerk by the legal counsel or other representative no later than ten (10) business days prior to the date of the hearing. If an appearance is not timely filed and legal counsel or other representative appears at the hearing, the county shall be granted a continuance upon request. If anyone other than the respondent and the Code Enforcement Officer are to testify, each party shall provide the other with a list of the witnesses and their address no later than ten (10) business days prior to the hearing. Absent waiver of this provision by the opposing party, any witness who has not been timely identified shall not be permitted to testify at the hearing. No later than ten (10) business days prior to the hearing, the respondent or the respondent's legal counsel shall file any affirmative defenses with the Code Enforcement Clerk. If an affirmative defense is not timely filed, the county shall be granted a continuance upon request.

The respondent has the right to present witnesses and evidence and to conduct cross examination.

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