

**Highlands County
Planning & Zoning Commission/Local Planning Agency
Tuesday, October 14, 2025
3:00 PM
600 S. Commerce Ave. Sebring, FL 33870**

or as soon thereafter as possible in the
Commissioners' Board Room, Highlands County Government Center,
600 South Commerce Avenue, Sebring, Florida

After receiving a recommendation at the hearing listed above,
this item will be heard by the Board of County Commissioners (BCC)
on November 18, 2025

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. CPA-25-643LS - 734 BLP GROVES, LLC C/O DAN DELISI, AICP

An approximate 608.22-acre parcel located at 3500 East Altvater Road, and identified by Parcel Identification No. [C-05-34-29-A00-0010-0000](#).

The Applicant is requesting a large-scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from Agriculture (AG) to Medium Density Residential (RM), and to amend Transportation Element Maps 8, 9, 11, 12 and 13.

Reference: Highlands County Comprehensive Plan, Future Land Use Element Policies 1.2.D.1 Agriculture (AG) and 1.2.D.3 Medium Density Residential (RM); and Transportation Element Policy 2.1.

B. P&Z 2176 - 734 BLP GROVES, LLC C/O DAN DELISI, AICP

An approximate 608.22-acre parcel located at 3500 East Altvater Road, Avon Park, and identified by Parcel Identification No. [C-05-34-29-A00-0010-0000](#).

The Applicant is requesting a change to the official Zoning Atlas to change the zoning designation from AU Agricultural District to R-3 PD Multiple Family Dwelling District with a Planned Development.

Reference: Highlands County Code of Ordinances, Section 12.05.200 AU Agricultural District, Section 12.05.213 R-3 Multiple Family Residential Dwelling including Hotel and Motel District, and Section 12.05.290 PD Planned Development District.

C. CPA-25-646SS - HTFL, INC., C/O DANA RIDDELL & JEFF KENNEDY

An approximate 13.36-acre parcel identified by Parcel Identification No. [C-14-37-29-203-0112-0000](#).

The Applicant is requesting a small-scale Comprehensive Plan Amendment to amend the Future Land Use Map designation from Medium Density Residential (RM) to Agriculture (AG).

Reference: Highlands County Comprehensive Plan, Policy 1.2.D.3, Medium Density Residential (RM) and Policy 1.2.D.1, Agriculture (AG).

D. P&Z 2182 - HTFL, INC., C/O DANA RIDDELL & JEFF KENNEDY

An approximate 13.36-acre parcel identified by Parcel Identification No. [C-14-37-29-203-0112-0000](#).

The Applicant is requesting a change to the Official Zoning Atlas to change the zoning designation from R-1 A Residential District to AU Agricultural District, to allow uses associated with the Agricultural District.

Reference: Highlands County Code of Ordinances, Section 12.05.210 R-1A Residential District and Section 12.05.200 AU Agricultural District.

7. CITIZENS NOT ON THE AGENDA

8. DEVELOPMENT SERVICES DEPARTMENT

A. Mining Regulations Presentation

9. BOARD MEMBERS

10. ANNOUNCEMENT OF NEXT MEETING - NOVEMBER 12, 2025

11. ADJOURN

Any person who decides to appeal any decision made by the Planning and Zoning Commission/Local Planning Agency 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 Planning & Zoning Commission/Local Planning Agency 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.