

**Highlands County
Planning & Zoning Commission/Local Planning Agency
Wednesday, November 12, 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 December 16, 2025

1. CALL TO ORDER

Please silence all cell phones and devices.

2. ROLL CALL

3. ELECTION OF THE CHAIR AND VICE CHAIR

**A. REQUEST BY PRESIDING CHAIR HUNNICUTT TO OPEN NOMINATIONS
FOR CHAIRPERSON**

**B. REQUEST BY THE CHAIRPERSON TO OPEN NOMINATIONS FOR VICE-
CHAIRPERSON**

4. CONSIDERATION OF MINUTES FROM PREVIOUS MEETING

5. SWEARING IN OF WITNESSES

6. OLD BUSINESS

7. NEW BUSINESS

A. CPA-25-648SS - WILLIAM R. & LAUREN D. BUTLER

An approximate 5.12-acre parcel identified by Parcel Identification No. [C-34-36-33-A00-0040-0000](#).

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

Reference: Highlands County Comprehensive Plan, Policy 1.2.D.11, Existing (E) and Policy 1.2.D.1, Agriculture (AG).

B. P&Z 2184 - WILLIAM R. & LAUREN D. BUTLER

An approximate 5.12-acre parcel identified by Parcel Identification No. [C-34-36-33-A00-0040-0000](#).

The Applicant is requesting a change to the Official Zoning Atlas to change the zoning designation from M-2 Mobile Home Park District to AU Agricultural District to allow the construction of a single-family residence.

Reference: Highlands County Code of Ordinances, Section 12.05.222 M-2 Mobile Home Park District and Section 12.05.200 AU Agricultural District.

C. CPA-25-649SS - DAVID W. MCPHERSON C/O KIMBERLY MCPHERSON

An approximate 2.75-acre parcel identified by Parcel Identification No. [C-23-39-29-020-0000-0050](#).

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

Reference: Highlands County Comprehensive Plan, Policy 1.2.D.1, Agriculture (AG) and Policy.1.2.D.10, Industrial (I).

D. P&Z 2185 - DAVID W. MCPHERSON & CAROL F. MCPHERSON TRUSTEE C/O KIMBERLY MCPHERSON

Two (2) parcels totaling approximately 6.06 acres located at 21 Gobbel Road & 1010 CR 731, Venus, and identified by Parcel Identification Numbers [C-23-39-29-020-0000-0050](#) and [C-23-39-29-020-0000-0051](#)

The Applicant is requesting a change to the official Zoning Atlas from AU Agriculture and I-1 CU Industrial District with a Conditional Use to I-2 CU Industrial District with a Conditional Use, the conditional use being a welding shop and associated storage.

Reference: Highlands County Code of Ordinances, Sections 12.05.200 (AU), 12.05.251 (I-1), 12.05.252 (I-2) and 12.05.292 (CU).

E. P&Z 2186 - MTZ BROTHERS INC. C/O BRIDGET JIMENEZ

Two (2) parcels totaling approximately 0.46-acres, located at 3150 & 3152 Miller Avenue, Lake Placid, and identified by Parcel Identification Numbers [C-21-36-29-140-2140-0030](#) and [C-21-36-29-140-2140-0040](#)

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

Reference: Highlands County Code of Ordinances, Sections 12.05.211 (R-1) and Section 12.05.212 (R-2).

8. CITIZENS NOT ON THE AGENDA

9. DEVELOPMENT SERVICES DEPARTMENT

10. BOARD MEMBERS

11. ANNOUNCEMENT OF NEXT MEETING - DECEMBER 9, 2025

12. 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.