

**Highlands County
Planning & Zoning Commission/Local Planning Agency
Tuesday, October 14, 2025, REGULAR MEETING
MINUTES**

1. CALL TO ORDER

The meeting was called to order at 3:00 p.m., Tuesday, October 14, 2025, 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 Chair Hunnicutt to silence all cell phones and other audible electronic devices.

2. ROLL CALL

Roll call was taken, with the following members present:

Mrs. Ezell, Mr. Youngman, Mr. Brown, Mr. Boring, and Mrs. Hunnicutt, Chairperson.

Alternate Voting Members present: Mrs. Payne and Mr. Drewery.

Alternate Non-Voting Members present: Mrs. Sclater.

Staff present: Mrs. King, Planning and Zoning Technician II; Mrs. Navarrete, Planner I; Ms. Hailey 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

4. SWEARING IN OF WITNESSES

County Staff who had testimony were sworn in.

5. OLD BUSINESS

None.

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. Mrs. Hunnicutt read the request into the record. Mrs. Kramer

confirmed proof of advertising requirements and noted there were 36 letters received in objection to the request and 1 letter received in favor of the request. Mrs. Kramer requested that the public hearing be continued to a date certain, January 13, 2026, to provide sufficient time for County staff and the Applicant to reach consensus on the terms of a Developer's Agreement to memorialize the Applicant's obligations to complete required improvements associated with the proposed development.

Chair Hunnicutt opened the floor for public comment. One member of the public inquired whether additional information would be received for the continued hearing.

Motion made by Mr. Boring and seconded by Mr. Youngman to continue this public hearing to January 13, 2026, at 3:00 p.m. or as soon thereafter as possible.

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

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

An approximate 608.22-acre parcel located at 3500 East Altwater 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. Mrs. Hunnicutt read the request into the record. Mrs. Kramer confirmed proof of advertising requirements and noted there were 36 letters received in objection to the request and 1 letter received in favor of the request. Mrs. Kramer requested that the public hearing be continued to a date certain, January 13, 2026, to provide sufficient time for County staff and the Applicant to reach consensus on the terms of a Developer's Agreement to memorialize the Applicant's obligations to complete required improvements associated with the proposed development.

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

Motion made by Mr. Youngman and seconded by Mrs. Payne to continue this public hearing to January 13, 2026, at 3:00 p.m. or as soon thereafter as possible.

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

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). Mrs. Hunnicutt 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. Mr. Youngman noted communication with the property owner and Staff regarding how this property would need to be changed to allow a paved airstrip. Agent Dana Riddell was present and sworn in. Mrs. Riddell gave a brief description of the development. Mrs. Ezell inquired whether the airstrip would be allowed under this land use and the proposed zoning. Mr. Brown questioned whether the A-1 zoning district would be more appropriate. Staff advised that it would be too intensive of a land use and zoning district and would not be recommended.

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

Motion made by Mr. Boring and seconded by Mr. Youngman to recommend to the Board of County Commissioners to approve and adopt by Ordinance, CPA-25-646SS, changing the Future Land Use designation for an approximate 13.36 acres from Medium Density Residential (RM) to Agriculture (AG), 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 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. Mrs. Hunnicutt read the request into the record. Ms. Collinsworth confirmed proof of advertising requirements and noted there were no letters received in favor of or against the request. Mr. Youngman noted communication with the property owner and Staff regarding how this property would need to be changed to allow a paved airstrip. Agent Dana Riddell was present and sworn in.

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

Motion made by Mr. Youngman and seconded by Mr. Brown to recommend to the Board of County Commissioners to approve and adopt by Resolution, P&Z 2182, changing the Official Zoning Atlas for an approximate 13.36 acres from R-1A Residential District to AU Agricultural District, referencing the mandatory findings of fact and becoming effective as provided by law, subject to adoption of the proposed Future Land Use Map amendment.

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

7. CITIZENS NOT ON THE AGENDA

There were no comments from citizens on the agenda.

8. DEVELOPMENT SERVICES DEPARTMENT

A. MINING REGULATIONS PRESENTATION

Staff presented information on the mining regulations. Discussion ensued between Board members, Staff, and the public.

9. BOARD MEMBERS

10. ANNOUNCEMENT OF NEXT MEETING - NOVEMBER 12, 2025

11. ADJOURN

There being no further business, the meeting was adjourned at 4:31 pm.

Respectfully submitted by,
Angie King
Planning and Zoning Technician II