

**Highlands County
Planning & Zoning Commission/Local Planning Agency
January 13, 2026, at 3:15 PM**

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

After receiving a recommendation at the hearing listed above,
this item will be heard by the Board of County Commissioners (BCC)
on February 17, 2026

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

A. CPA-25-643LS - 734 BLP GROVES, LLC C/O DAN DELISI, AICP (TO BE TABLED)

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.

This matter originally appeared on the October 14, 2025 meeting agenda, at which time the public hearing was continued to January 13, 2026. The matter is now being tabled to a date uncertain and will be readvertised.

B. P&Z 2176 - 734 BLP GROVES, LLC C/O DAN DELISI, AICP (TO BE TABLED)

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.

This matter originally appeared on the October 14, 2025 meeting agenda, at which time the public hearing was continued to January 13, 2026. The matter is now being tabled to a date uncertain and will be readvertised.

6. NEW BUSINESS

A. CPA-26-650LS - LOST LAKE GROVES, INC. ET AL. C/O PAMELA L. FENTRESS

The Applicant is requesting a text amendment to the Future Land Use Element of the Comprehensive Plan to amend the site-specific development conditions contained within Policy 15.2.48, as previously adopted by CPA-12-527LS, to remove the site-specific development conditions from four (4) parcels, and to reduce the maximum number of single-family dwelling units permitted on the remaining 327.76 acres, from 1,050 to 983. The parcels will all retain the Future Land Use designation of Medium Density Residential.

Reference: Highlands County Comprehensive Plan, Policy 15.2.48. CPA-12-527LS, Lost Lake Groves

7. CITIZENS NOT ON THE AGENDA

8. KNOWLEDGE QUEST

9. DEVELOPMENT SERVICES DEPARTMENT

10. BOARD MEMBERS

11. ANNOUNCEMENT OF NEXT MEETING - FEBRUARY 10, 2026

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: hmanager@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.