

**Highlands County
Planning & Zoning Commission/Local Planning Agency
Tuesday, January 13, 2026, REGULAR MEETING
MINUTES**

1. CALL TO ORDER

The meeting was called to order at 3:32 p.m., Tuesday, January 13, 2026, 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:

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

Alternate Non-Voting Members present: Mr. Drewery and Mrs. Sclater.

Staff present: Mrs. King, Planning and Zoning Technician II; Mrs. Navarrete, 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

Minutes of the previous meeting were unanimously approved. **Motion carried 7-0.**

4. SWEARING IN OF WITNESSES

County Staff who had testimony were sworn in.

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.

Mrs. Hunnicutt read the request into the record. Mrs. Kramer explained that this

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

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

Motion made by Mrs. Lopez and seconded by Mrs. Ezell to table the application to a date uncertain.

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

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.

Mrs. Hunnicutt read the request into the record. Mrs. Kramer explained that this matter originally appeared on the October 14, 2025 meeting agenda, at which time the public hearing was continued until January 13, 2026. The matter is now being tabled to a date uncertain and will be readvertised.

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 table the application to a date uncertain.

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

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 Policy 15.2.48, as previously adopted by CPA-12-527LS, to remove the site-specific development conditions from four (4) parcels totaling 14.49 acres, 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.

Mrs. Hunnicutt read the request into the record. Mrs. Kramer confirmed proof of advertising requirements and noted there were no letters received in favor of or against the request. The Applicant, Ms. Fentress, was present to answer any questions. Mr. Roberts inquired how someone from the public would know which parcels are included and excluded from the request. Staff noted the application lists the parcels that are included, and the County Attorney stated the Ordinance will have the parcel ID numbers listed.

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

Motion made by Mrs. Ezell and seconded by Mr. Youngman to recommend to the Board of County Commissioners (BCC) to approve and adopt by Ordinance, CPA-26-650LS, amending the Future Land Use Element of the Highlands County 2030 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, referencing the mandatory findings of fact, and transmit CPA-26-650LS to Florida Commerce for expedited state review.

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

7. CITIZENS NOT ON THE AGENDA

Mr. Bailey, a member of the public, spoke about concerns regarding a previously approved hearing. Ms. Fentress, a member of the public, mentioned that they were present at the previous Board of Commissioners meeting when Mr. Bailey spoke and had concerns for her safety due to his demeanor.

8. KNOWLEDGE QUEST

As part of the Planning & Zoning Division's ongoing effort to educate the P&Z Commission members, Mrs. Culpepper demonstrated how to use the County's Interactive GIS map to look up relevant planning and zoning related information. Mr. Royce, member of the audience, thanked Mrs. Culpepper for the information.

9. DEVELOPMENT SERVICES DEPARTMENT

Staff noted that there will be new software coming toward the end of March for the public to submit online applications. Mrs. Kramer advised the P&Z members to save the date for a Planning Officials Training on March 13, 2026. An email will be going out in the coming weeks.

10. BOARD MEMBERS

Mr. Youngman requested that the agendas be made more easily available on the County website. Staff clarified that although they could not be placed on the first page of the County website, the information could be found in multiple locations on the website, including the Upcoming Events calendar, the Planning & Zoning Division page, the Citizen Committees page, and the Board Meetings page. Mrs. Culpepper demonstrated how to access the various pages. Staff also advised that the link to the Board of Adjustment and Planning and Zoning Commission Committee page is provided to the public when they are mailed public notices.

11. ANNOUNCEMENT OF NEXT MEETING - FEBRUARY 10, 2026

Staff announced the next meeting will be held on March 10, 2026, at 3:15 p.m. or as soon thereafter as possible due to no applications being received for February 10, 2026.

12. ADJOURN

There being no further business, the meeting was adjourned at 4:07 pm.

Respectfully submitted by,
Angie King
Planning and Zoning Technician II