

**Highlands County  
Planning & Zoning Commission/Local Planning Agency  
June 9, 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 July 21, 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**

**6. NEW BUSINESS**

**A. P&Z 2192 - JI REALTY LLC C/O DANA RIDDELL & JEFF KENNEDY**

An approximate 9.11-acre parcel located at 3925 Muriel Avenue, Sebring, and identified by Parcel Identification No. [C-21-34-29-050-0550-0000](#).

The Applicant is requesting a change to the official Zoning Atlas from AU Agricultural District to R-3 Multiple-Family Dwelling including Motel and Hotel District.

Reference: Highlands County Code of Ordinances, Sections 12.05.200 and Section 12.05.213.

**B. P&Z 2193 - ORANGE CAPITAL GROUP, LLC C/O GENESIS MORO**

Twelve (12) parcels totaling approximately 6.3 acres located at 2601, 2603, 2605, 2703, 2707, 2709, 2711, 2803, and 2809 Valerie Boulevard, 782, 784, and 786 Memorial Drive, Sebring, and identified by Parcel Identification Numbers [C-11-34-28-070-0000-0010](#), [C-11-34-28-070-0000-0020](#), [C-11-34-28-070-0000-0030](#), [C-11-34-28-070-0000-0040](#), [C-11-34-28-070-0000-0050](#), [C-11-34-28-070-0000-0060](#), [C-11-34-28-070-0000-0070](#), [C-11-34-28-070-0000-0080](#), [C-11-34-28-070-0000-0090](#), [C-11-34-28-070-0000-0100](#), [C-11-34-28-070-0000-0110](#), and [C-11-34-28-070-0000-0120](#).

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

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

**C. CPA-26-653SS - IVAN BARAJAS C/O LEW CARTER & JAMES LEONARDO**

Five parcels, totaling approximately 1.9 acres, located at 3810, 3818, 3822, 3904, and 3906 SR 66, Sebring, and identified by Parcel Identification No. [C-24-35-28-020-0000-5510](#), [C-24-35-28-020-0000-5520](#), [C-24-35-28-020-0000-5530](#), [C-24-35-28-020-0000-5550](#), and [C-24-35-28-020-0000-5570](#).

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

Reference: Highlands County 2050 Comprehensive Plan, Future Land Use Element, Policies 1.2.D.1. (Agriculture) and 1.2.D.7. (Commercial).

**D. P&Z 2194 - IVAN BARAJAS C/O LEW CARTER & JAMES LEONARDO**

Five parcels, totaling approximately 1.9 acres, located at 3810, 3818, 3822, 3904, and 3906 SR 66, Sebring, and identified by Parcel Identification No. [C-24-35-28-020-0000-5510](#), [C-24-35-28-020-0000-5520](#), [C-24-35-28-020-0000-5530](#), [C-24-35-28-020-0000-5550](#), and [C-24-35-28-020-0000-5570](#).

The Applicant is requesting a change to the official Zoning Atlas from B-2 Limited Business District to B-3 CU Business District with a Conditional Use, the conditional use being an open storage lot for cars, trucks, boats, RVs/campers and the like, with an accessory office building.

Reference: Highlands County Code of Ordinances, Sections 12.05.241 (B-2 Limited Business District), Section 12.05.242 (B-3 Business District), and Section 12.05.292 (Conditional use districts)

**7. KNOWLEDGE QUEST**

**8. CITIZENS NOT ON THE AGENDA**

**9. DEVELOPMENT SERVICES DEPARTMENT**

**10. BOARD MEMBERS**

**11. ANNOUNCEMENT OF NEXT MEETING - AUGUST 11, 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: [hrmanager@highlandsfl.gov](mailto: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.