

**Highlands County
Planning & Zoning Commission/Local Planning Agency
September 8, 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 October 20, 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. CPA-26-647SS - PEACE RIVER CITRUS INVESTMENTS C/O THOMAS WODRICH, AICP, TDW LAND PLANNING

An approximate 60.85-acre parcel located at 5711 Oak Manor Ave, Sebring, and identified by Parcel Identification Number [C-10-35-29-A00-0080-0000](#).

The Applicant is requesting an amendment to the Future Land Use Map from Agriculture (AG) to Low Density Residential (RL).

Reference: Highlands County 2050 Comprehensive Plan, Future Land Use Element Policy 1.2.D.2. Low Density Residential (RL).

B. P&Z 2183 - PEACE RIVER CITRUS INVESTMENTS C/O THOMAS WODRICH, AICP, TDW LAND PLANNING

An approximate 60.85-acre parcel located at 5711 Oak Manor Ave, Sebring, and identified by Parcel Identification Number [C-10-35-29-A00-0080-0000](#).

The Applicant is requesting a change to the official Zoning Atlas from AU Agricultural District to EU Estate District.

Reference: Highlands County Code of Ordinances, Sections 12.05.201 EU Estate District

C. P&Z 2189 - WOERNER SOUTH, LLC BY WOERNER MANAGEMENT, INC. C/O ELIZABETH LENIHAN, ESQ, TORCIVIA, DONLON, GODDEAU, & RUIBIN P.A.

An approximate 18.85-acre parcel located at 4200 SR 70 E, Lake Placid, and identified by Parcel Identification No. [C-36-37-31-A00-0030-0000](#).

The Applicant is requesting a change to the official Zoning Atlas from AU Agricultural District to AU PD Agricultural District with a Planned Development.

Reference: Highlands County Code of Ordinances, Sections 12.05.200 AU Agricultural District and Section 12.05.290 Planned Development District.

D. P&Z 2195 - BEAULAND PROPERTIES, LLC, C/O COOL AND COBB ENGINEERING

Two (2) parcels totaling approximately 2.24 acres located at 6780 & 6814 US 27 S, Sebring , and identified by Parcel Identification Numbers [C-16-35-29-010-0000-0040](#) and [C-16-35-29-010-00D1-0000](#).

The Applicant is requesting a change to the Official Zoning Atlas to change the zoning designation from B-3 Business District and I-2 Industrial District to I-2 PD Industrial District with a Planned Development.

Reference: Highlands County Code of Ordinances, Sections 12.05.242 (B-3), 12.05.252 (I-2) and 12.05.290 (PD).

7. KNOWLEDGE QUEST

A. DATA CENTERS

[Heartland 2070: Future Infrastructure | Central Florida RPC](#)

8. CITIZENS NOT ON THE AGENDA

9. DEVELOPMENT SERVICES DEPARTMENT

10. COMMISSION MEMBERS

11. ANNOUNCEMENT OF NEXT MEETING - OCTOBER 13, 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." 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.