

**Highlands County Planning & Zoning Division
Public Hearing Application Deadlines
Applications heard before the BOA or P&Z/LPA/BCC**

The application deadline is 12:00 p.m. on the dates listed below. **Please note, if your application is insufficient and cannot be deemed complete within five (5) days of the application deadline, the application will not move forward on the hearing dates corresponding to the subject deadline.** The application may be corrected/updated and resubmitted for any subsequent applicable filing deadline.

The hearing dates are always on Tuesdays and filing deadlines are always on Wednesdays, except for holidays. BOA & P&Z/LPA meetings begin at 3:00 p.m. or as soon thereafter as possible, and BCC meetings begin at 9:00 a.m. or as soon thereafter as possible. BOA applications do not require a second hearing before the BCC.

Special Exception applications for Wireless Communications Facilities (“Cell Towers”) and Zoning Change applications for a Planned Development (“PD”) or Flexible Unit Development (“FUD”) are due 10 business days prior to the application deadlines listed below.

CELL TOWER & PD APPLICATION DEADLINES	TYPICAL APPLICATION DEADLINES	BOA & P&Z / LPA MEETINGS	BCC MEETINGS
November 5, 2025	November 19, 2025	January 13, 2026	February 17, 2026
December 3, 2025	December 17, 2025	February 10, 2026	March 17, 2026
December 30, 2025	January 14, 2026	March 10, 2026	April 21, 2026
February 4, 2026	February 18, 2026	April 14, 2026	May 19, 2026
March 4, 2026	March 18, 2026	May 12, 2026	June 16, 2026
March 31, 2026	April 15, 2026	June 9, 2026	July 21, 2026
May 6, 2026	May 20, 2026	July 14, 2026	August 18, 2026
June 3, 2026	June 17, 2026	August 11, 2026	September 15, 2026
June 30, 2026	July 15, 2026	September 8, 2026	October 20, 2026
August 5, 2026	August 19, 2026	October 13, 2026	November 17, 2026
September 1, 2026	September 16, 2026	November 10, 2026	December 15, 2026
September 30, 2026	October 14, 2026	December 8, 2026	January 21, 2027
November 3, 2026	November 18, 2026	January 12, 2027	February 16, 2027
December 2, 2026	December 16, 2026	February 9, 2027	March 16, 2027
December 29, 2026	January 13, 2027	March 9, 2027	April 20, 2027

Projects that require Developer’s Agreements will require the Agreement to be reviewed and approved by the County Attorney before P&Z and BCC meetings can be scheduled.