

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 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
February 3, 2027	February 17, 2027	April 13, 2027	May 18, 2027
March 3, 2027	March 17, 2027	May 11, 2027	June 15, 2027
March 31, 2027	April 14, 2027	June 8, 2027	July 20, 2027
May 5, 2027	May 19, 2027	July 13, 2027	August 17, 2027
June 2, 2027	June 16, 2027	August 10, 2027	September 21, 2027
July 7, 2027	July 21, 2027	September 14, 2027	October 19, 2027
August 4, 2027	August 18, 2027	October 12, 2027	November 16, 2027
August 31, 2027	September 15, 2027	November 9, 2027	December 21, 2027
October 6, 2027	October 20, 2027	December 14, 2027	January 20, 2028
November 2, 2027	November 17, 2027	January 11, 2028	February 15, 2028
December 1, 2027	December 15, 2027	February 8, 2028	March 21, 2028
January 4, 2028	January 19, 2028	March 14, 2028	April 18, 2028

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.