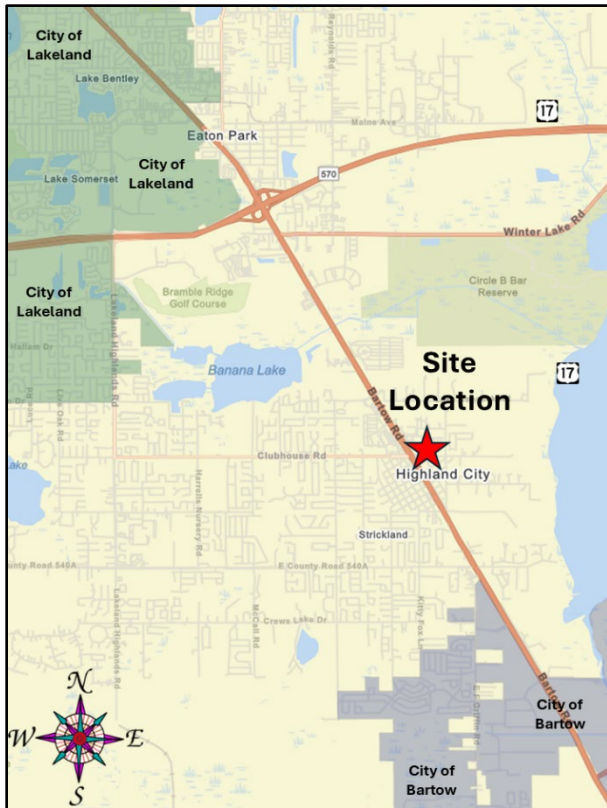


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

<b>Sign ID #:</b>	<b>52</b>
<b>DRC Date:</b>	April 2, 2026
<b>Planning Commission Date:</b>	June 3, 2026
<b>BoCC Date:</b>	N/A
<b>Applicant:</b>	Jennifer Yarbrough & Timothy Johnson (Contineo Group & Rampart Consulting Group, LLC)
<b>Level of Review:</b>	Level 3 Review, Conditional Use
<b>Case Number and Name:</b>	LDCU-2026-9 (Ace & Waffle House Highland City)
<b>Request:</b>	The applicant is proposing a Retail store and Sit-Down Restaurant in the Town Center (TCX) land use district in the US Highway 98 Selected Area Plan (SAP). Per Section 401.04.D.8, a Conditional Use is required to deviate from TCX development criteria based on hardships on the property. Recommendation from Staff is pending.
<b>Location:</b>	The subject site is located at the intersection of Clubhouse Road and Bobby Moore Drive, on the east side of US Highway 98, south of Wallace Road, west of 1 <sup>st</sup> Street Southeast, northwest of the City of Bartow in Section 11, Township 29, Range 24.
<b>Property Owners:</b>	MLM Properties of Polk LLC
<b>Parcel Size:</b>	±.2.27 acres (Parcel ID #242911-281019-000031)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA); Transit Corridor in Center
<b>Future Land Use:</b>	Town Center-X (TCX); US 98 Selected Area Plan (SAP)
<b>Case Planner:</b>	Andrew Grohowski, Planner II

**Site Location**



**Site Plan**

