

LDCU-2026-4 - U.S. 98 Conditional Use and Variance

Menu Reports Help

Application Name: [U.S. 98 Conditional Use and Variance](#)

File Date: [02/06/2026](#)

Application Type: [PC-Conditional Use-New Or Mobile Home](#)

Application Status: [In Review](#)

Application Comments:	View ID	Comment	Date
Description of Work:	Applicant is requesting (1) to exceed the 30% threshold for retail/personal services in the ECX District, (2) conditional uses for Restaurant, Drive-Thru/Drive-in, and (3) variances from the dimensional requirements in Table 2.2 and 2.4 of the Land Development Code.		

Application Detail: [Detail](#)

Address: [5433 SE 3RD ST, HIGHLAND CITY, FL 33846](#)

Parcel No: [242914283000030510](#)

Owner Name: [ADM FLORIDA PROPERTIES LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Ryan Behren	Peterson & Myer...	Engineer	Mailing, 225 East Lemo...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	\$0.00					

Total Fee Assessed: [\\$4,473.00](#)

Total Fee Invoiced: [\\$4,473.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS	
Development Type	Application Type
Planning Commission	Conditional Use
Variance Type	New
-	Brownfields Request
-	-
Affordable Housing	Type of Acreage
-	-

GENERAL INFORMATION			
Expedited Review	Number of Lots	2	
Will This Project Be Phased	Acreage	3.18	
DRC Meeting	DRC Meeting Time	11:00 AM	
02/26/2026	Rescheduled DRC Meeting Time	-	
Rescheduled DRC Meeting	-	-	
Green Swamp	Number of Units	-	
No	Is this Polk County Utilities	Is this Application a result of a Code Violation	No
Case File Number	-	FS 119 Status	Code Violation Case Number
One Year Extension	-	Non-Exempt	-

ADVERTISING	
Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	Planning Commission

MEETING DATES	
Community Meeting	Planning Commission Date
-	05/06/2026
Land Use Hearing Officer 3	1st BOCC Date
-	-
2nd BOCC Date	LUHO-Level 3
-	-

HEARING	
PC Hearing Results	PC Vote Tally
-	-
BOCC 1st Hearing Results	BOCC 1st Vote Tally
-	-
BOCC 2nd Hearing Results	BOCC 2nd Vote Tally
-	-

FINAL LETTER	
Denovo Appeal	Denovo Results
-	-
Denovo Tally	-
-	-

LD_GEN_PUB_EDL
[Opening DigEplan List...](#)
[DigEplan Document List](#)

PLAN REVIEW FIELDS	DocumentGroupforDPC	RequiredDocumentTypes
TMPRecordID	DIGITAL PROJECTS LD	-
POLKCO-26EST-00000-06973	AdditionalDocumentTypes	Activate DPC
RequiredDocumentTypesComplete	Applications AutoCad File Binding Site Plans (PDs and CUs) CSV Calculations Correspondence Design Drawings Flood/Traffic Studies Impact Statement Inspections Miscellaneous Plats Record Drawings Response Letter Resubmittal Complete Staff Report/Approval Letter Survey Title Opinion	
Activate FSA	DigitalSigCheck	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT
 Upload Plans Acknowledgement
[√](#)

SELECTED AREA PLANS

Selected Area Plans

[US 98](#)

LAND USE

Selected Area Plan LU Code

[In an SAP](#) ECX Employment Center

DEVELOPMENT AREA

Development Area

[Transit Supportive](#)

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

[PC](#) 2 04/21/2026

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	02/09/2026	Lyndsay Rathke
	Engineering Review				
	Fire Marshal Review	Kim Turner	Approve	02/20/2026	Kim Turner
	Planning Review	Andrew Grohowski	Resubmittal ...	02/26/2026	Andrew Grohowski
	Surveying Review	Mike Benton	Not Required	02/23/2026	Mike Benton
	School Board Review				
	Roads and Drainage Review	Phil Irven	Approve	02/10/2026	Phil Irven
	Review Consolidation	Lyndsay Rathke			
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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