

LDLVAR-2026-23 - Shepherd Road Dental Office

Menu Reports Help

Application Name: [Shepherd Road Dental Office](#)

File Date: [03/24/2026](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments:

View ID	Comment	Date
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Description of Work: [Proposing a 5,000 square foot dental office with driveway and parking, we are requesting a setback variance to accommodate a relocated pump station on behalf Polk Co Utilities.](#)

Application Detail: [Detail](#)

Address: [SHEPHERD RD, LAKELAND, FL 33811](#)

Parcel No: [23292300000042010](#)

Owner Name: [O SHEPHERD ROAD LAND TRUST](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Ricardo Jimenez	Downtown Engine...	Engineer	Mailing, 502 E Main St...	Active
	O SHEPHERD ROAD LAND T...	O SHEPHERD ROAD...	Property Owner		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:		\$0.00				
Total Fee Assessed:		\$541.00				
Total Fee Invoiced:		\$541.00				
Balance:		\$0.00				

Custom Fields: **LD_GEN_BOA**

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[1.70](#)

DRC Meeting Time

DRC Meeting

[04/09/2026](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

[Land Use Hearing](#)

Application Type

[Variance](#)

[Officer](#)

Variance Type

[Setbacks from](#)

[Private Road](#)

Affordable Housing

Brownfields Request

[N/A](#)

ADVERTISING

Advertising Board

[Land Use Hearing](#)

[Officer](#)

Legal Advertising Date

-

MEETING DATES

LUHO Hearing Date

[05/28/2026](#)

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
[We do not expect any damage or issues to the public, this variance is beneficial to Polk County Utilities](#)

What special conditions exist that are peculiar to the land, structure, or building involved?
[That the proposed building will be in close proximity to the lift station and Polk County Utility has requested/ would benefit from the relocation of the lift station](#)

When did you buy the property and when was the structure built? Permit Number?
[February 2024, no structures currently reside on the property](#)

What is the hardship if the variance is not approved?
[Conflicts with utilities may arise](#)

Is this the minimum variance required for the reasonable use of the land?
[Yes](#)

Do you have Homeowners Association approval for this request?
[N/A](#)

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID
[POLKCO-26EST-00000-16656](#)
 RequiredDocumentTypesComplete
[Yes](#)

DocumentGroupforDPC
[DIGITAL PROJECTS LD](#)
 AdditionalDocumentTypes
[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](#)
 DigitalSigCheck
[Yes](#)

RequiredDocumentTypes
 -
 Activate DPC

Activate FSA
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
LUHQ	2	29	05/13/2026	05/13/2026	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Saralis Wons	Application ...	03/24/2026	Lisa Simons-Iri...
	Roads and Drainage Review	Phil Irven	Approve	03/30/2026	Phil Irven
	Planning Review	Aleya Inglima	Approve	03/24/2026	Aleya Inglima
	Review Consolidation		Approved for...	04/03/2026	Saralis Wons
	Public Notice				
	Hearing Officer				

Record Details

Task	Assigned To	Status	Status Date	Action By
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Final Order
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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