

LDLVAR-2026-1 - Kevin Shinabarker

Menu Reports Help

Application Name: [Kevin Shinabarker](#)

File Date: [01/08/2026](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Putting shed in back yard with limited space](#)

Application Detail: [Detail](#)

Address: [3822 MARQUISE LN, MULBERRY, FL 33860](#)

Parcel No: [232934142460001280](#)

Owner Name: [SHINABARKER KEVIN](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	SHINABARKER KEVIN	SHINABARKER KEVIN	Engineer	Mailing, 3822 Marquise...	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
[0.23](#)

DRC Meeting Time DRC Meeting
[03/12/2026](#)
Rescheduled DRC Meeting Time

Green Swamp Number of Units
[No](#)
Is this Polk County Utilities

Case File Number
-
One Year Extension FS 119 Status
[Non-Exempt](#)

PUBLIC HEARINGS

Development Type Application Type
[Land Use Hearing](#) [Variance](#)
[Officer](#)
Variance Type Brownfields Request
[Dimensions](#) -
[Table](#)
Affordable Housing

ADVERTISING

Advertising Board Legal Advertising Date
[Land Use Hearing](#) -
[Officer](#)

MEETING DATES

LUHO Hearing Date
[04/23/2026](#)

ALCOHOL BEVERAGE DIST REQ

Type of Business Type of License
-
Hours of Operation
-
Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary
-

COMMUNICATION TOWER

Are there other sites beyond the one mile radius that are available to accomodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
[no](#)

What special conditions exist that are peculiar to the land, structure, or building involved?
[our yard is small with the pool and we would like a shed for storage](#)

When did you buy the property and when was the structure built? Permit Number?
[bought 6/2025](#)
[Built 6/2003](#)
[permit # BR-2025-9614](#)

What is the hardship if the variance is not approved?
[not extra storage space and we would have to spend more money on storage unit](#)

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

Do you have Homeowners Association approval for this request?
[no](#)

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)

DigEplan Document List

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PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-26EST-00000-01086	DIGITAL PROJECTS LD	-
RequiredDocumentTypesComplete Yes	AdditionalDocumentTypes Applications,AutoCad File,Binding,Site Plans,(PDs, Yes 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 DPC
Activate FSA Yes	DigitalSigCheck 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
LUHO	1	36	04/07/2026	04/07/2026	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lisa Simons-Iri...	Application ...	02/13/2026	Lisa Simons-Iri...
	Roads and Drainage Review	Phil Irven	Approve	02/16/2026	Phil Irven
	Planning Review	Andrew Grohowski	Approve	03/04/2026	Andrew Grohowski
	Review Consolidation	Lisa Simons-Iri...	Approved for...	03/04/2026	Lisa Simons-Iri...
	Public Notice	Lisa Simons-Iri...			
	Hearing Officer				
	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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