

LDLVAR-2025-23 - Willow Oak Fire Station Variance

Menu

Reports

Help

Application Name:

Willow Oak Fire Station Variance

File Date:

04/01/2025

Application Type:

LUHO - Variance

Application Status:

Approved For Hearing

Application Comments:

View ID	Comment	Date
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Description of Work:

Polk County Facilities is requesting a 0' setback from the Right-of-way of Bobbi Street for a shed.

Application Detail:

Detail

Address:

4210 WILLIS RD, MULBERRY, FL 33860

Parcel No:

232932000000012300

Owner Name:

WILLOW OAK VOLUNTEER FIRE DEPARTMENT

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
STEVE MCMILLAN		Engineer	Mailing, 330 W Church ...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value:

\$0.00

Total Fee Assessed:

\$0.00

Total Fee Invoiced:

\$0.00

Balance:

\$0.00

Custom Fields:

LD_GEN_BOA

GENERAL INFORMATION

Expedited Review	Number of Lots
	-
Will This Project Be Phased	Acreage
	0.31
DRC Meeting Time	DRC Meeting
-	04/10/2025
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
-	Exempt

PUBLIC HEARINGS

Development Type	Application Type
Land Use Hearing.	Variance
Officer	
Variance Type	Brownfields Request
Dimensions.	County Sponsored
Table	
Affordable Housing	

ADVERTISING

Advertising Board	Legal Advertising Date
Land Use Hearing.	-
Officer	

MEETING DATES

LUHO Hearing Date
05/19/2025

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?

The placement of the shed is on the local road side where there is less traffic and ample space between the structure location and the edge of pavement.

What special conditions exist that are peculiar to the land, structure, or building involved?

Fire rescue facility needs have expanded over the years, but the property remains the same size. A new facility is planned for the future in a different location, but the station has to function at a high level at this location until then.

When did you buy the property and when was the structure built? Permit Number?

purchased by Willow Oak VFD in 1979. Station was built in 1980.

What is the hardship if the variance is not approved?

It may put lives in jeopardy if fire rescue equipment cannot be properly maintained. The County will be forced to scale down the crew at this facility. Level of service in the area will decline. Emergency response times may suffer.

Is this the minimum variance required for the reasonable use of the land?

Yes. There is no other room onsite.

Do you have Homeowners Association approval for this request?

No.

LD_GEN_BOA_EDL

Opening DigEplan List...

DigEplan Document List

[Open](#)

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-REC25-00000-00DDA](#)

RequiredDocumentTypesComplete

[No](#)

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](#)

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](#) 2 14 05/01/2025 05/01/2025

Workflow Status:

Task

Assigned To

Status

Status Date

Action By

[Application Submittal](#)

Lisa Simons-Iri...

Application ...

04/02/2025

Lisa Simons-Iri...

[Roads and Drainage Review](#)

Phil Irvén

Approve

04/08/2025

Phil Irvén

[Planning Review](#)

Erik Peterson

Approve

04/04/2025

Erik Peterson

[Review Consolidation](#)

Approved for...

04/09/2025

Saralis Wons

[Public Notice](#)

Hearing Officer

Final Order

Archive

Condition Status:

Name

Short Comments

Status

Apply Date

Severity

Action By

Scheduled/Pending Inspections:

Inspection Type

Scheduled Date

Inspector

Status

Comments

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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