

New Willow Oak Fire Station CPA Project Narrative

On June 19, 2025, the representatives from Polk County Facilities Division presented a proposed new fire rescue station at 41545 Willis Road to replace the current station at 4210 Willis Road. The 4210 facility and property are too small to meet the needs of the County's target level of service standard. Staff have found a better location nearby on 232933-000000-033020. Fire Rescue Stations are classified as Government Facilities in the LDC. The options for permitting this new facility were to either gain Planning Commission approval under a Level 3 Review which requires a binding site plan or change the Future Land Use Map to Institutional (INST) where Government Facilities are permitted by right.



Staff chooses to request a change to the INST district because of the following reasons:

- The property is predicted to remain under County ownership beyond the 30-year planning horizon.
- The Fire Station should be recognized on the Future Land Use Map for planning purposes.
- The site design has not been finalized. It is too soon in the planning process to commit to a binding site plan.