

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #:

35

DRC Date: February 27, 2025

Planning Commission Date: April 2, 2025

BoCC Dates: April 15, 2025

Applicant: Polk County, Facilities Management

Level of Review: Small-scale Comprehensive Plan Amendment

Case Number and Name: LDCPAS-2025-6 ABC Road Caloosa Fire Station

Request: Future Land Use Map change from Agricultural/Residential Rural (A/RRX) to Institutional-1 (INSTX) on ±5.82 acres for a new County Fire Rescue Station.

Location: South side of Alturas-Babson Park Cutoff Road just over ½ mile west of U.S. Highway 27, North of Warner Southern College, South of the city of Lake Wales, North of the city of Frostproof in Section 26, Township 30, Range 27.

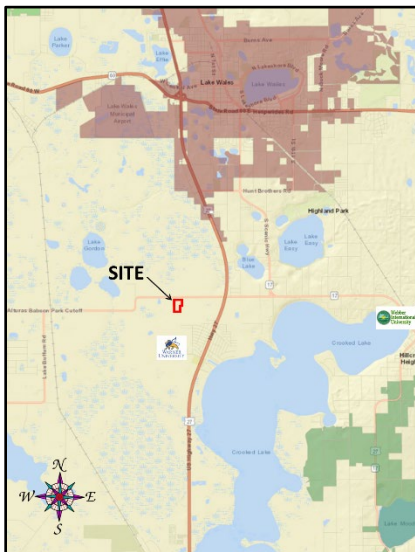
Property Owner: Polk County

Parcel Number (Size): 273026-000000-043400 (±5.82 acres)

Development Area: Rural Development Area (RDA)

Future Land Use: Agricultural/Residential Rural-X (A/RRX)

Case Planner: Erik Peterson, AICP



On February 27, 2025, the representatives from Polk County Facilities Division presented a proposed new fire rescue station on Alturas-Babson Park Cutoff Road to replace the current station at 14684 U.S. Highway 27 to the Development Review Committee (DRC) under case# LDDRC-2025-24. The existing facility and property are too small to meet the needs of the County's target level of service standard. Staff has found a better location on Alturas-Babson Park Cutoff Road on parcel 273026-000000-043400. The property has not been recognized by the Comprehensive Plan. It is currently Agricultural/Residential Rural (A/RRX) in the Southeast Polk SAP. 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. The property will default to INST-1 because there is no application for subdistrict change to INST-2. These uses allowed in the INST-1 district are listed in Exhibit 5.