

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #: 34

DRC Date:	February 20, 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-2025-4 Bradley Junction Fire Station
Request:	Future Land Use Map change from Rural Cluster Center–Residential (RCC) to Institutional-1 (INST) on ±8.13 acres to recognize an existing County Fire Rescue Station.
Location:	6800 Old Highway 37 in Bradley Junction, north of Main Avenue, south of Bay Avenue East and West, east of State Road 37, south of the town of Mulberry, west of Fort Meade in Section 11, Township 31, Range 23.
Property Owner:	Polk County
Parcel Number (Size):	233111-000000-021010 (±8.13 acres)
Development Area:	Rural Development Area (RDA)
Future Land Use:	Rural Cluster Center-Residential (RCC-R)
Case Planner:	Erik Peterson, AICP



On February 20, 2025, the representatives from Polk County Facilities Division presented a proposed new fire rescue station for the southwestern corner of the County in Bradley Junction to replace the current station at 6949 Old Highway 37 to the Development Review Committee (DRC) under case# LDDRC-2025-21. 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 the site of the County’s Bradley Water Treatment Plant on parcel 233111-000000-021010. The property has not been recognized by the Comprehensive Plan. It is currently Rural Cluster Center Residential (RCC-R). Fire Rescue Station are classified as Government Facilities in the LDC. 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.