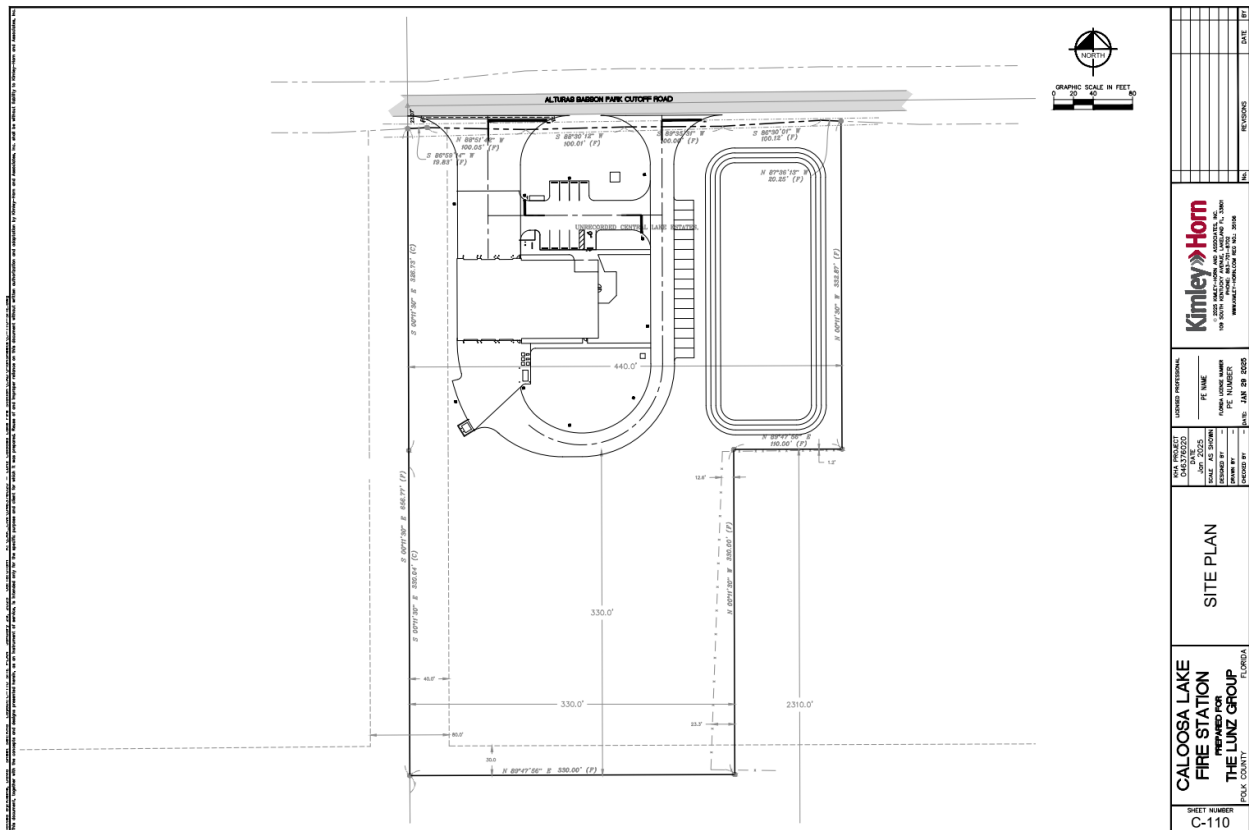


# Caloosa Fire Station CPA Project Narrative

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 Station 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.