

Christina Fire Station on CR 540A

Application Narrative

The County purchased approximately five acres fronting County Road 540A for a new Fire Rescue Station on May 8, 2025 (parcel #242919-286000-000300). This station will be designed in the same prototype as recent stations on Watkins Road, Moore Road, and Winter-Lake Road.

The site is located on the south side of CR 540A approximately 1,000 feet east of the intersection of Carter Road. The property is currently designated Residential Low (RL) on the Future Land Use Map. Staff believe that an Institutional (INST) designation will be more appropriate. 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 choose 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 and there may be additional government facilities to be added in the future.

The property abuts a County owned drainage structure (Parcel #242919-286000-000304) that treats the run-off from CR 540 prior to discharge into the creek that filters through the Christina Development and on into Seven Wetlands Park before reaching Poley Creek and the Alafia River. This facility could be recognized as INST as well. But it would be better to designate it Preservation (PRESV) since it abuts residences to assure the neighboring property owners that there is no intention of changing the use of the tract and allows more use of the fire station site with regard to compatibility setbacks.

The request is to change parcel #242919-286000-000300 (approximately 4.57 acres) from Residential Low (RL) to Institutional (INST) and parcel# 242919-286000-000304 (approximately 2.89 acres from RL to Preservation (PRESV)).

