



December 13, 2023

Ivan Nance
Planner II
Land Development Division
330 W. Church Street
Bartow, FL 33830

Subject: Wabash Avenue N Townhome PD (LDPD-2023-34)

Dear Mr. Nance,

Please see the responses to all comments below:

Planning – Ivan Nance

Comment 1: Please provide documentation from the City of Lakeland that there is infrastructure and capacity for potable water and wastewater available to serve this project.

Response: *We have filed an application for Water and Wastewater Capacity Commitment for Subdivision and Commercial Developments. There is confirmation of capacity for potable water, and the applicant team is currently working with the City regarding wastewater.*

Comment 2: Density is based on upland area. Please amend the site plan to calculate the proposed density based on upland acreage only.

Response: *The PD Plan has been updated and includes the density based on the upland area.*

Comment 3: Please note, each residential unit requires two parking spaces. Garage parking and tandem parking spaces do not count towards the requirement. 25-foot garage setbacks are recommended.

Response: *The project provides for two parking spaces per residential unit and a 25-foot garage setback is proposed.*

Comment 4: Which of the following – aside from attached units – are being requested with this PD? Multi-family development within residential low-density districts (RCC-R, RL-1, RL-3, and RL-4) shall:

- a. Consist of structures comprised of no greater than four dwelling units attached,
 - ***A maximum of 8 attached units is currently being proposed.***
- b. Consist of structures with two above ground level floors or less,
 - ***Two above ground level floors are proposed.***
- c. Place all non-residential accessory structures in center of the development and separated from property boundaries by residential structures within development,
 - ***All non-residential accessory structures are in the center of the development.***
- d. Limit parking to either individual driveways or located in the rear yard where ample screening is provided,
 - ***Required parking shall be limited to individual driveways.***
- e. Position the doorways of at least 50% of the units towards the street,
 - ***The doorways are positioned towards the street.***

- f. Resemble single family style development to the greatest extent possible,
 - ***Townhomes will resemble single family style development to the greatest extent possible.***
- g. Limit fencing within the front setback to no greater than four feet in height,
 - ***Fencing is not proposed in the front yard.***
- h. Limit signage to no greater than one 20 square foot sign of less than 4 feet in height, and
 - ***Signage will be consistent with the Land Development Code.***
- i. The items above may be varied by the Planning Commission or the Board through the approval of a Conditional Use or Planned Development within the Transit Supportive Development Area.

Response: The responses are provided above.

Comment 5: Open space shall be provided at a minimum ratio of 500 square feet per dwelling unit. Open space areas may be used for recreation facilities, environmental preservation, drainage areas if they are approved by the County as usable recreation areas, and general open space (open space requirements are further provided in Section 750). At a minimum, 30 percent of the required open space shall be comprised of recreation open space. Please show the location and purpose of any amenity centers and that these standards have been met.

Response: At a minimum ratio of 500 square feet per dwelling unit, the project is required to provide 75,000 square feet or 1.72 acres of open space. Approximately 13.5 acres are proposed as open space representing +/- 51% of the project site. Over 30% of the required open space (+/- 22,500 sq ft or +/- 0.52 acres) shall be comprised of recreation open space and is designated on the site plan.

Comment 6: Note: The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

Response: Acknowledged.

Comment 7: Staff reserves the right for additional comments as plans change. To stay on the February PC schedule, comments need to be resolved by December 14th.

Response: Acknowledged.

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,



LevelUp Consulting, LLC.

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Senior Vice President

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