

LDPD-2026-6 - Kathleen Reserve RRD

Menu Reports Help

Application Name: [Kathleen Reserve RRD](#)

File Date: [03/05/2026](#)

Application Type: [BOCC-Planned Development](#)

Application Status: [Approved for Hearing](#)

Application Comments:

View ID	Comment	Date
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Description of Work: [Swan Capital Partners, LLC is proposing a Rural Residential Development \(RRD\) for the Kathleen Reserve property \(formerly: Meadowbrook / Deeson Road\) located alo Deeson Road, west of Kathleen Road, east of Payne Road, and south of 1st Street NW, northwest of the City of Lakeland in Section 20, Township 27 South, Range 23 E, County, Florida. The property consists of approximately 153.23 acres, which is within the 160-acre maximum permitted for an RRD. The request proposes 150 single-fam homesites, resulting in a gross density of approximately 0.98 dwelling units per acre. This density is significantly lower than the density previously approved under PUD # \(256 homesites at 2.52 du/ac\) and is also below the average density of adjacent parcels. The development clusters homes on upland areas while preserving approximate acres of wetlands, floodplain, and open space associated with the Blackwater Creek drainage basin, along with an additional 18 acres of upland open space reserved for stormwater storage and flood attenuation. Larger perimeter lots, landscape buffers, open space and stormwater ponds are incorporated to provide appropriate transitions surrounding properties. Additional information regarding environmental conditions, infrastructure capacity, and public services is provided in the attached master plan rez package, Impact Statement and supporting exhibits.](#)

Application Detail: [Detail](#)

Address: [4235 DEESON RD, LAKELAND, FL 33809](#)

Parcel No: [23272000000032050](#)

Owner Name: [DEESON ROAD LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Eric Swanson	Swan Capital Pa...	Engineer	Mailing, 1600 East 8th...	Active
	Eric Swanson	Swan Capital Pa...	Developer		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,936.00](#)

Total Fee Invoiced: [\\$4,936.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS	
Development Type	Application Type
Board of County Commissioners	Planned Development New
Variance Type	Brownfields Request
-	N/A
Affordable Housing	Type of Acreage
	-

GENERAL INFORMATION

Expedited Review	Number of Lots	
	150	
Will This Project Be Phased	Acreage	
	153.25	
DRC Meeting	DRC Meeting Time	
03/26/2026	-	
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	
-	-	
Green Swamp	Number of Units	
No	-	
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation
-		No
One Year Extension	FS 119 Status	Code Violation Case Number
-	Exempt	-

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	Planning Commission

MEETING DATES

Community Meeting	Planning Commission Date
-	06/03/2026
Land Use Hearing Officer 3	1st BOCC Date

2nd BOCC Date LUHO-Level 3
 - -

HEARING

<u>PC Hearing Results</u>	<u>PC Vote Tally</u>
-	-
<u>BOCC 1st Hearing Results</u>	<u>BOCC 1st Vote Tally</u>
-	-
<u>BOCC 2nd Hearing Results</u>	<u>BOCC 2nd Vote Tally</u>
-	-

FINAL LETTER

<u>Denovo Appeal</u>	<u>Denovo Results</u>
-	-
<u>Denovo Tally</u>	
-	

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)
[DigEplan Document List](#)

PLAN REVIEW FIELDS

<u>TMPRecordID</u>	<u>DocumentGroupforDPC</u>	<u>RequiredDocumentTypes</u>
POLKCO-26EST-00000-12865	DIGITAL PROJECTS LD	-
<u>RequiredDocumentTypesComplete</u>	<u>AdditionalDocumentTypes</u>	<u>Activate DPC</u>
Yes	Applications,AutoCad File,Binding Site Plans (PDS, Yes and CUs), CSV,Calculations, Correspondence, Design Drawings,Flood/Traffic Studies,Impact Statement, Inspections,Miscellaneous,Plats,Record Drawings, Response Letter Resubmittal Complete,Staff Report/Approval Letter Survey,Title Opinion	
<u>Activate FSA</u>	<u>DigitalSigCheck</u>	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[√](#)

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	5			05/19/2026	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	03/06/2026	Lyndsay Rathke
Engineering Review				
Surveying Review	Mike Benton	Not Required	03/23/2026	Mike Benton
Roads and Drainage Review	Phil Irven	Approve	03/09/2026	Phil Irven
Fire Marshal Review	Kim Turner	Approve	03/16/2026	Kim Turner
Planning Review	Ivan Nance	Approve	03/20/2026	Ivan Nance
School Board Review	School District	Approve	03/09/2026	School District
Review Consolidation	Lyndsay Rathke	Approved for...	03/23/2026	Lyndsay Rathke
Staff Report				
Public Notice				
Planning Commission				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

Condition Status: Name Short Comments Status Apply Date Severity Action By

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments