



To:

Development Services
Attention: Ian Nance, Principal Planner
330 West Church Street
Bartow, Florida 33830

SUBMITTAL PACKAGE
KATHLEEN RESERVE RURAL RESIDENTIAL DEVELOPMENT [RRD] REZONING REQUEST

Swan Capital Partners, LLC is proposing a Rural Residential Development (RRD) for the Kathleen Reserve property (formerly: Meadowbrook / Deeson Road) located along 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 East, Polk 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-family 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 #87-35 (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 approximately 69 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 to surrounding properties.

Additional information regarding environmental conditions, infrastructure capacity, and public services is provided in the attached master plan rezoning package, Impact Statement and supporting exhibits.

Regards,

A handwritten signature in black ink that reads "Eric Swanson".

Eric K. Swanson, Principal
Swan Capital Partners