

# Memo

**To:** LDDA Board Members  
**From:** Julie Townsend, Executive Director  
**CC:** Robert N. Preston, Applicant  
**Date:** 11/15/21  
**Re:** Design Review – Lake Wire Apartments Development – 608 Prospect St. Lakeland FL 33815

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Parcel IDs: 23-28-13-000000-023010; 23-28-13-000000-023020; 23-28-13-000000-023020; 23-28-13-071000-000080; 23-28-13-071000-000080

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## MESSAGE:

Mr. Preston will be in attendance at the November 18, 2021 LDDA Board of Directors' Meeting. At that time, Mr. Preston will present the project and address any questions or concerns. The development team has gone through the City's DRT process and appears to have addressed the comments from the DRT in the submitted site plan. Chuck Barnby, Business Development & Transportation Manager, Community & Economic Development, plans to attend the LDDA meeting to address and comments.

Attached is the LDDA Design Review Application, the narrative of the project as submitted by the applicant, and the supporting documents. Upon staff review, the development appears to be in compliance with the LDDA Design Guidelines.

# LDDA New Construction Design Review Application

Please review the LDDA Design Guidelines prior to submitting application. Contact LDDA staff to review project prior to submission.

LDDA • 117 N. Kentucky Ave • Lakeland FL 33801  
Julie Townsend, Executive Director • 863.687.8910 • [jtownsend@LDDA.org](mailto:jtownsend@LDDA.org)

**\*New Construction:** LDDA staff is part of the City's Concept Review and Site Plan Review for Downtown new construction projects. Building design concepts can also be review at concept review for LDDA Design Guidelines compliance.

City of Lakeland Concept Review completed

City of Lakeland Site Plan Review completed

Applicant Name: **Robert N. Preston**

Applicant Contact information (address, phone, email)

**115 PERIMETER CENTER PL, SUITE 1000  
ATLANTA, GA 30346**

**MOBILE PHONE: 770-330-3412; EMAIL [rpreston@theprestonpartnership.com](mailto:rpreston@theprestonpartnership.com)**

Project Name: **LAKE WIRE APARTMENTS DEVELOPMENT**

Project Address/Location: **608 PROSPECT ST, LAKELAND, 33815**

Parcel Identification Number(s): **23-28-13-000000-023010; 23-28-13-000000-023020;  
23-28-13-000000-023020; 23-28-13-071000-000080;**

Project Type: **23-28-13-071000-000080**

Office  Residential  Retail  Mixed Use

How does your project address the following elements of Good Urban Design/conform to the LDDA Design Guidelines? If variances are requested, please describe in detail the request and the justification for the variance request. Please provide narrative on separate sheet.

## Summary of Basic Design Guidelines

**Addressing the Street** – All new construction and alterations should build to their front (public right of way) property line - usually the inside edge of the public sidewalk. If a gap exists between the property line and the existing streetscaped sidewalk, it should be filled in with identical or compatible paving (not landscaping), essentially widening the sidewalk.

**Filling the Site** – All new construction and alterations should fully fill the site (property) with building, without creating setbacks from any property line. Exceptions should be limited to the rear property line whenever

possible. An example would be outside loading and/or parking areas that are created at the rear of the building, but not to the side(s).

**Articulating the Building Façade** – Recognizing the need to respond to pedestrians instead of automobiles, building facades should be “broken down” into visually manageable sections of approximately 20-30 feet in width. Following traditional design principles, the ground floor should be visually distinguished from the upper floors and the roofline distinguished from the remainder of the façade, even if it is a flat roof. Awnings should be incorporated over storefronts, again broken into no more than 20 to 30 foot sections.

**Creating Transparency** – At least 50% of the ground floor façade(s) should be transparent, preferably using traditional glass storefronts. Glass should have little reflectivity but instead be transparent to the outside viewer.

**Downtown Residential** – When residential uses are developed, they should occur on the second floor and above, leaving a portion of the useable space on the ground floor for retail, restaurant, service and/or office uses. The design principle of distinguishing the ground floor from upper floors applies here as well. Ground floor residential (100%) can and should be allowed in downtown residential (non-commercial) districts.

**Building Height** - Building height will be determined primarily by the marketplace. And, height limitations set by zoning can receive a variance if justified. However, the vast majority of Downtown Lakeland buildings are from two to four stories in height, creating a human-scaled environment that is comfortable and enhances the street experience.

To maintain and extend this scale and character, buildings should be at least two stories in height or at least appear to be. Alternatively, tall buildings need only set back their upper levels to eliminate their out-of-scale height impact on the pedestrian.

**Site and Landscape** - The City of Lakeland’s Land Development Code contains requirements for site development and landscaping in Article 4.

<http://www.lakelandgov.net/departments/community-development/land-developmentcode/>

While the City is responsible for improvements within the public right of way downtown, property owners should use landscape and hardscape materials to screen and enhance those parts of their property that are not covered by building. This includes parking lots, loading areas, retention areas, mechanical equipment and trash containers. To the extent possible, this “infrastructure” should not be visible from the street(s). What is most important is buffering the public sidewalk and this is best done with tree canopy, creating a “three dimensional” separation of public and private areas. Fences or high walls should not be used here, but may be used on side and rear property lines and to screen dumpsters and the like. Chain link fencing is not allowed along property lines. Instead, use traditional “picket” or “board on board” fencing made of durable materials, but not wood. If chain link must be used on the site to secure equipment, etc., it should be powder coated or vinyl coated and not “raw” or “natural” metal.

# LAKE WIRE

Lakeland, FL

November 8th, 2021



View 01

PRESTON

Overall Project

CARTER



View 02



View 03

Entrance - View from Kathleen Rd & Prospect St



View 04

PRESTON

Residential - View of Main St

CARTER





View 05

PRESTON

Residential - View of Main St

CARTER



View 05

















**ARCHITECT**  
 The Preston Partnership, LLC  
 115 Perimeter Center Place, Suite 1000  
 Atlanta, Georgia 30346  
 Contact: Andrew Butler  
 Tel. 478.542.4599

**CLIENT**  
 Carter  
 1440 Dutch Valley Place, Suite 1200,  
 Atlanta, Georgia 30324  
 Contact: Cody Blackburn  
 Tel. 813.810.5912

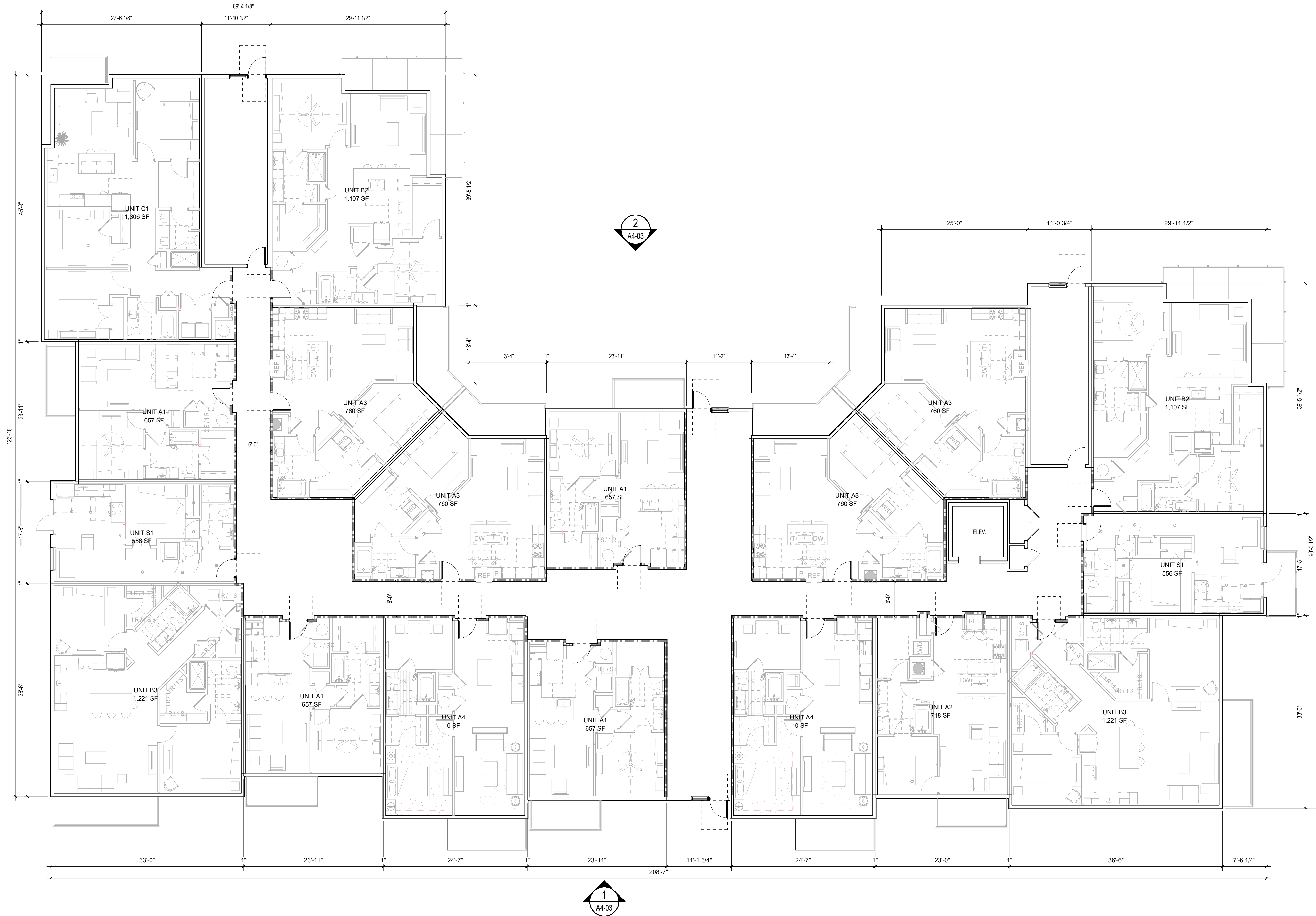
**INTERIOR DESIGNER**  
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**STRUCTURAL ENGINEER**  
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**CIVIL ENGINEER**  
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2  
A4-04

2  
A4-03

1  
A4-04

1  
A4-03

1 BLDG TYPE 2 - LEVEL 01 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

TOTAL SF: 21,750 FLOOR PLATE AREA

SEAL

PROJECT



**LAKE WIRE**

600 Prospect St  
 Lakeland, Florida 33815  
 For Carter

SHEET HISTORY

ISSUE	DATE
LDCA SUBMITTAL	11/08/2021

ISSUE

DATE 11/08/2021

JOB NUMBER 2043805

SHEET TITLE BLDG TYPE 2 - LEVEL 01 FLOOR PLAN

SHEET NUMBER **A1-21**

COMMENTS





















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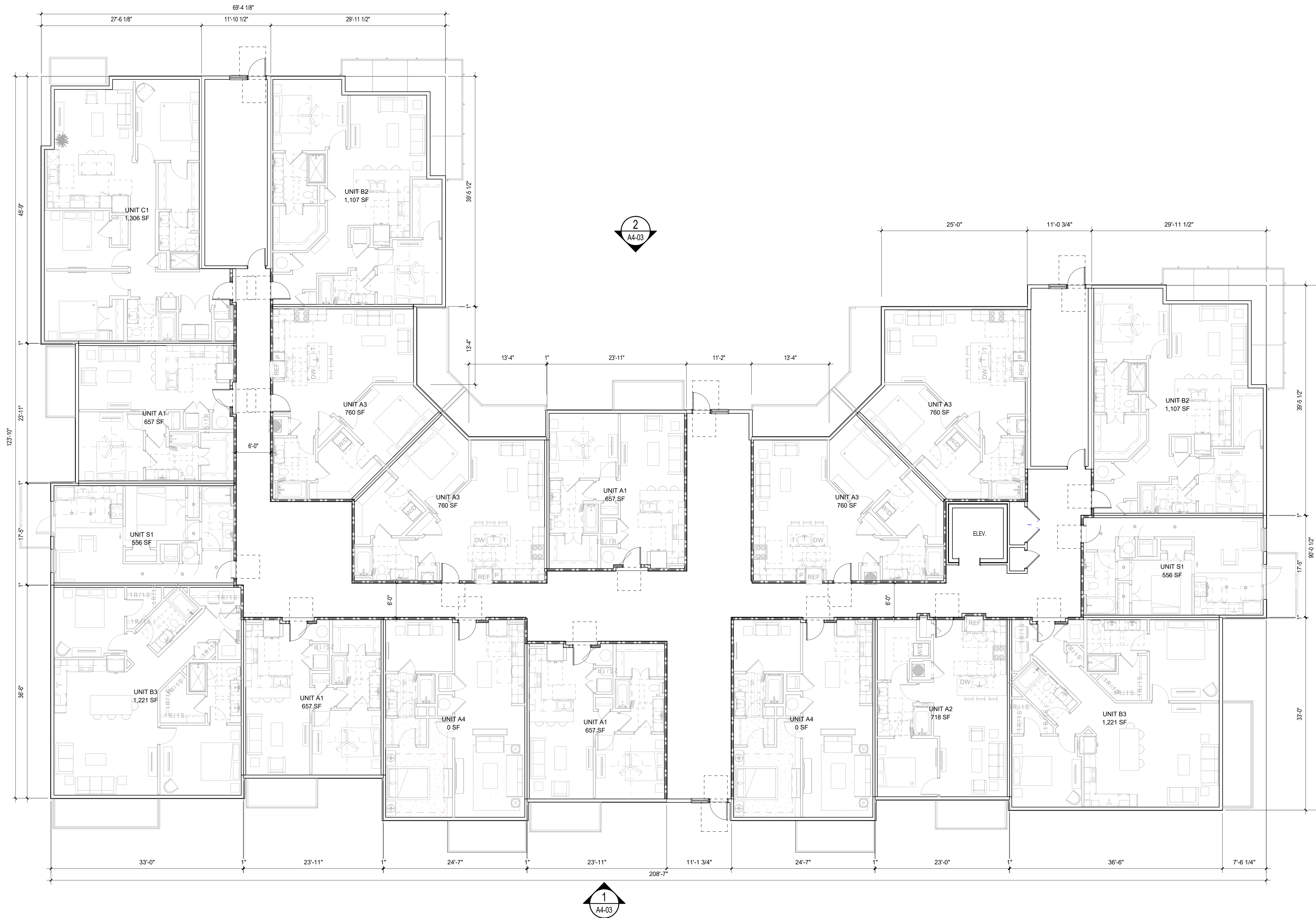
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2  
A4-04

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A4-03

1  
A4-04

1  
A4-03

SEAL

PROJECT



**LAKE WIRE**

608 Prospect St  
 Lakeland, Florida 33815  
 For Carter

SHEET HISTORY

ISSUE	DATE
LDCA SUBMITTAL	11/08/2021

ISSUE

DATE  
11/08/2021

JOB NUMBER  
2043805

SHEET TITLE  
BLDG TYPE 2 - LEVEL 01 FLOOR PLAN

SHEET NUMBER  
**A1-21**

COMMENTS

**1 BLDG TYPE 2 - LEVEL 01 FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

TOTAL SF: 87,000 FLOOR PLATE AREA































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VHB  
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Orlando, FL 32801  
Contact: Joseph Kolb  
Tel. 407.965.0502

**PROJECT**

**CARTER**

**LAKE WIRE**  
658 Prospect St  
Lakeland, Florida 33815  
For Carter

**SHEET HISTORY**

ISSUE	DATE
LDQA SUBMITTAL	11/08/2021

**ISSUE**

DATE
11/08/2021

**JOB NUMBER**  
2043805

**SHEET TITLE**  
ARCHITECTURAL SITE PLAN

**SHEET NUMBER**  
**SP-01**

**COMMENTS**

**SITE LEGEND**

	PROPERTY LINE
	BUILDING SETBACK
	ACCESSIBLE ROUTE - SEE SHEET ASP-01
	FIRE TRUCK ACCESS
	EXISTING CONTOUR LINES
	ASSUMED PROPERTY LINE
	2-HOUR FIRE RATED WALL
	FINISHED GRADING ELEVATION
	BUILDING FOOTPRINT
	PROPOSED TRANSFORMER LOCATION

- GENERAL NOTES**
- ALL BUILDINGS TO BE SPRINKLERED NFPA13R
  - CURRENT ZONING IS C-6 DOWNTOWN COMMERCIAL DISTRICT WITH URBAN CENTER
  - CONCEPT SITE PLAN SHOWING A MIX OF USES DEVELOPED BY THE LAKE WIRE DEVELOPMENT COMPANY PREVIOUSLY IS CURRENTLY NOT Viable DUE TO MARKET CONDITIONS. SEE WRITTEN RESPONSE BY VHB
  - INSIDE TURNING RADII OF FIRE DEPARTMENT ACCESS ROAD SHALL BE A MINIMUM OF 35 FEET AS REQUIRED BY THE CITY OF LAKELAND FIRE DEPARTMENT FOR BUILDINGS THREE (3) STORIES OR MORE.
  - NOTE THAT ANGLED PARKING IS NOT INCLUDED IN TOTAL FOR REQUIRED PARKING.
  - NOTE THAT PHASE 1 IS FOR APPROVAL WHILE PHASE 2 IS SUBJECT TO CHANGE.

**SITE DATA**

PHASE	ACRES	BUILDINGS	STORY	TYPE	VA/NFPA	RSF	GF/FLOOR	TOTAL GSF	SPACES	UNITS
PHASE 1A	1.86	BUILDINGS 500 & 600	1	STORY	RETAIL	7,500 SF EACH	15,000 SF TOTAL			
PHASE 1B	10.33	AMENITY BUILDING				6,000 SF TOTAL				
BUILDINGS 100, 200, 300 & 400		4	STORY	RESIDENTIAL	13R	87,000 SF FLOORPLATE AREA				
PHASE 2	8.18	BUILDING 700	5	STORY	TYPE VAN/FPA 13R	30,000 SF				
		BUILDING 800	4	STORY	RESIDENTIAL	13R	120,000 SF			
		BUILDING 900	4	STORY	RESIDENTIAL	13R	150,000 SF			
		BUILDINGS 1000 & 1000	4	STORY	RESIDENTIAL	13R	45,000 SF FLOORPLATE AREA			
		BUILDING 1100	5	STORY	RESIDENTIAL	13R	25,000 SF FLOORPLATE AREA			
		BUILDING 1200	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 1300	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 1400	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 1500	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 1600	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 1700	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 1800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 1900	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2100	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2200	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2300	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2400	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2500	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2600	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2700	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 2900	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3100	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3200	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3300	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3400	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3500	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3600	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3700	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 3900	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4100	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4200	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4300	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4400	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4500	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4600	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4700	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 4900	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5100	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5200	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5300	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5400	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5500	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5600	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5700	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 5900	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 6000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 6100	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 6200	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 6300	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 6400	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
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		BUILDING 7500	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 7600	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
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		BUILDING 7800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
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		BUILDING 8000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
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		BUILDING 8600	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
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		BUILDING 8800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 8900	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 9000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
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		BUILDING 10700	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 10800	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 10900	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
		BUILDING 11000	4	STORY	RESIDENTIAL	13R	15,000 SF FLOORPLATE AREA			
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