

PUD APPROVAL SUMMARY

PUD # 83-17

1. PROJECT NAME: LeMans Apartments/Shepherd Office Center
2. LOCATION: Property is located on the north side of Shepherd Road, west of Old Highway 37, across from Imperialakes Subdivision, south of Lakeland, Florida, in Section 23, Township 29 South, Range 23 East.
3. SIZE: Total PUD - 19.35 acres
Phase One - 15.2 acres
4. LAND USE: 166-unit townhouse development - 16 efficiencies, 132 one-bedroom apartments, and 18 two-bedroom apartments. Commercial (C-1) area - 3.8 acres - Phase II
Phase I - gross density - 10.9 units/acre
5. DEVELOPMENT REQUIREMENTS:

Set Backs:

Accessory:

Lot Size:

Buffers:

Building Height:

Off-Street Parking:

6. APPROVALS (DATES AND CONDITIONS):

On November 22, 1983, the Board granted Concept and Tentative Approval of a Planned Unit Development, subject to the following conditions:

1. The development shall be limited to a maximum gross density of eight and one half (8 ½) units per acre.
2. The designated commercial professional area shall be limited to Commercial (C-1) uses.
3. Final plans, including a site plan, water management plan with drainage calculations, landscaping plan, traffic circulation plan, water and sanitary sewer plan, erosion control plan, and phasing schedule -- all with approvals by agencies having jurisdiction -- shall be submitted with the formal application for Final PUD Approval.

4. No site preparation, alteration, and/or construction of project facilities shall be undertaken until Final PUD Approval is granted.

On October 29, 1985, the Board granted a six (6) month extension of Tentative Approval to May 22, 1986.

On December 26, 1985, the Board granted approval for a Minor Modification to increase the overall number of units to 166, with a mix of 16 efficiencies, 132 one-bedroom apartments, and 18 two-bedroom apartments.

On September 16, 1986, the Board granted approval for a reinstatement and Final Approval of Phase I, a 166-unit townhouse development.

On September 15, 1987, the Board granted approval for a one-year extension of Tentative Approval of Phase II to expire on September 16, 1988.

On September 13, 1988, the Board granted approval for an extension of Tentative Approval of Phase II to November 22, 1989.

On January 28, 1992, the Board granted approval for a one year extension of Tentative Approval for Phase II to expire on November 22, 1992.

On May 25, 1993, the Board granted approval for a Reinstatement and one year Extension of Tentative Approval for Phase II, with a condition that applicant obtain Final Approval of this Phase II before his PUD expiration date of November 22, 1993.

On April 29, 1997, the Board granted approval for a reinstatement and one year extension of Tentative Approval for Phase 2 of LeMans Apartments, to expire on April 29, 1998. Subject to all existing conditions.

On April 21, 1998, the Board granted approval of the Extension request for PUD 83-17/ LeMans Apartments to expire on January 1, 1999. Approval is subject to all prior conditions and the following recommended condition:

- A. The applicant for vesting of the PUD must be made prior to January 1, 1999.

On January 04, 2000, The Board, after due consideration, voted 5/0 to grant a Two Year Extension of Tentative Approval of Phase Two to expire on January 4, 2002. Approval is subject to all prior conditions and the following recommended conditions:

- 1.) The following uses shall be permitted within this phase of the PUD:
 - A) Institutional Uses as listed in Policy 2.116-A4 of Section 2.116 of the Polk County Comprehensive Plan.
 - B) Type B Community Facilities as listed in Section 2.125-E of the Polk County Comprehensive Plan.
- 2.) Retail commercial uses are prohibited.
- 3.) All ingress and egress to the tracts shall be through the existing entrance only. Additional curb cuts for access to Shepherd Road will require a traffic analysis.
- 4.) The applicant shall provide a minimum of 30 feet, as measured from the centerline of Taylor Road, to be deeded to the county as right-of-way.
- 5.) Base flood information will have to be developed for this phase.
- 6.) A certified boundary and topographic survey performed in accordance with chapter 61G17-6 of the Florida Administrative code, pursuant to Chapter 472.027, Florida Statutes, shall be prepared and submitted to the County Surveyor with any proposed construction plan submittals. This survey shall accurately depict the actual location of any existing roadway accesses, site improvements, visible encroachments, flood hazard areas or jurisdictional wetlands on the site. Additionally, survey information shall be provided to the County Surveyor in digital format.

On September 12, 2000, The Board, after due consideration, voted 5/0 to grant approval for a request of Minor Modification to accept a revised master site plan showing an increase in units from 164 to 196, a 2,592 square foot social/maintenance building, and an increase of acres from 14.7 to 16.3 in Phase I. Approval is subject to all existing PUD conditions.