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July 22, 2025

Ian Nance
Polk County Land Development Division
330 W. Church Street
Bartow, FL 33830

**Re: Ridgewood Lakes Phase 2 PD
DRI Information**

Dear Ian:

As you are aware, this firm represents Center State Development (the “Applicant”) for approval a Planned Development (PD) request for a residential development including 1,599 residential units on 373.6 +/- acres. The overall gross density is 4.3 dwelling units per acre. The proposed development plan provides for a mix of residential types, including single-family detached and townhomes. The future land use of the property is Residential Low-4X (RL-4x) in the North Ridge Selected Area Plan. The eastern portion of the property is located within the Transit Supportive Development Area (TSDA) which permits up to 7.0 dwelling units per acre gross density by right. The western portion of the PD is within the Urban Growth Area (UGA), which allows up to 5.0 dwelling units per acre in RL-4X.

In addition to the standard future land use considerations, the proposed PD is located within Phase 2 of the Ridgewood Lakes Development of Regional Impact (“DRI”). Phase 2 of the DRI was established in 2015 through a substantial deviation to the DRI, which was originally approved in 1984. As indicated in the application package for the Substantial Deviation to the DRI the development program was designed to “offer a quality lifestyle that provides recreation facilities and convenient community services, while maintaining and enhancing the natural character of the site.” The intent of the development program was to consist of a variety of residential land uses and traditional family neighborhoods. The proposed PD recognizes and provides for the interconnectivity of the various villages by providing for the connector road to connect Ernie Caldwell Boulevard and County Road 547. This is effectively “Road A” as shown on Map H of the approved DRI. A copy of Map H is attached.

Overall Phase 2 was approved for up to 5,571 residential units comprised of a mix of single-family, town home and multi-family units, up to 381,388 square feet of mixed-use town center/mixed use village center; municipal facilities to include a neighborhood school and interconnecting parks, lakes and pedestrian open space systems. The request PD is essentially comprised of Villages E, F, G, H, I, J, K, and L as shown on Map H for Phase 2 of the DRI. As shown on the following table, the requested unit count is consistent with the approved densities for the corresponding areas in the DRI.

Table 1.0 – Allowable Densities by Village

Village	Acreage	Density	Total Units
E	39.6	8	317
F	47.9	5	247
G	42.5	5	214
H	32.8	5	170
I	10.1	8	81
J	39.0	5	195
K	60	4	240
L	41.0	4	164
Total Units Approved			1,628
Total Units Requested			1,599

Since 2015 the market in this area of Polk County has shifted as the neighboring markets have grown westward. The growth in Osceola and Orange counties has created an increased demand for unit types and ownership types. For instance, the growth of short-term rental communities has dramatically increased since the approval of the substantial deviation. These communities are built and operated to operate in a more resort style setting than what has historically occurred in Polk County. The applicant has proposed implementing a development option to allow short-term rental development in pods or villages of the PD. This type of development, while not explicitly discussed in the DRI, is contemplated as the overall intent was to provide for a variety of residential use types. While the proposed request for short-term rental is included in the PD, the developer may proceed with traditional neighborhood or age-restricted portions. The option for short-term rental is in place just to allow flexibility to meet market demands at the time of development.

As a result of the rt, the proposed PD for 1,599 dwelling units, with a mix of single family attached and townhomes is consistent with the approved Development Order for the Ridgewood Lakes DRI, the current future land use designations of RL-4X, and the Polk County Comprehensive Plan. Thank you for the opportunity to submit the attached application submittal. If you have questions concerning the application, please call or email me at ballen@petersonmyers.com.

Sincerely,
PETERSON & MYERS, P.A.

Bart Allen

John B. ("Bart") Allen

Enclosures

LAND USE SUMMARY

Phase / Village	Acres	Use	Density / Intensity	Units	Sq. Ft.
PHASE 1 TOTAL 1,006.9					
PHASE 2 TOTAL 2,488					
PHASE 3 TOTAL 112,052					
NON-RESIDENTIAL VILLAGES					
Single Family Detached					
A	57.7	SF	4		
B	53.4	SF	4		
C	57.7	SF	4		
D	46.9	SF	4		
E	46.9	SF	4		
F	42.5	SF	5		
G	42.5	SF	5		
H	32.8	SF	5		
I	30.0	SF	5		
J	30.0	SF	5		
K	60.0	SF	4		
L	41.0	SF	4		
M	17.0	SF	4		
N	13.0	SF	4		
O	23.8	SF	4		
P	20.0	SF	4		
PHASE 2 TOTAL	558.5	SF	4		2,488
Single Family Attached					
Q	30.6	Village	8		
R	10.1	Village	8		
S	23.6	Village	8		
PHASE 2 TOTAL	74.3				306
Multi-Family					
T	46.8	MF	12		
U	10.3	MF	12		
V	25.5	MF	12		
W	29.8	MF	12		
X	18.2	MF	16		
Y	27.7	MF	16		
Z	8.0	MF	16		
AA	20.0	MF	16		
BB	4.0	MF	16		
PHASE 2 TOTAL	210.8				5,571
COMMERCIAL / OFFICE					
CC	20.0	CC	10,000		
DD	20.0	CC	10,000		
EE	4.0	CC	10,000		
PHASE 2 TOTAL	44.0				440,000
SCHOOL					
FF	15.0	SCHOOL			
PHASE 2 TOTAL	15.0				75,000
OPEN SPACE					
GG	1,286.8	Open Space			
PHASE 2 TOTAL	69.5				
RETAIL / OTHER					
HH	69.5	Retail			
PHASE 2 TOTAL	69.5				
GRAND TOTAL 3,401.7					
8,459 569,340					

Note: Areas included in May 2014 approved Phase 1. Subtotals shown above include additional SF, MF and Non-Residential development proposed for DevCo 72.



USE	PHASE 1A 2016 - 2020	PHASE 1B 2021 - 2025	PHASE 1C 2026 - 2030	PHASE 1D 2031 - 2035	PHASE 1E 2036 - 2040	TOTAL
Single Family Detached (DU)	820	650	650	335	400	2,855
Single Family Attached (DU)	500	80	650	650	2,500	2,500
Multi-Family (DU)	600	650	100,000	100,000	381,389	75,000
Commercial / Retail (SF)	81,389	100,000	75,000	985	400	5,971
Institutional (SF)	1,300	1,300	1,300	1,300	1,300	5,971
Driveway Units	81,389	100,000	175,000	100,000	0	455,389
Square Feet	81,389	100,000	175,000	100,000	0	455,389

MAP H - PHASES 2 AND 3

RIDGEWOOD LAKES



Prepared for:
WALTON DEVELOPMENT AND MANAGEMENT

