



POLK COUNTY PUBLIC SCHOOLS

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ADMINISTRATION

Frederick R. Heid
Superintendent

June 4th 2024

PCSB: NB2024-060401

Harold R. Baxter
Attn: Harold R. Baxter
4900 Dundee Rd.
Winter Haven, FL 33884
(863)-280-6921
Email: halsey@centerstatedev.com

Dear Mr. Baxter:

This letter is in response to your request for a **non-binding school concurrency determination** for the proposed **Ridgewood Lakes Phase 2** project located on parcel numbers 272622-000000-042010, 272621-000000-02300, 272621-000000-022000 and 272628-000000-014010.

Currently, there is no available capacity at the **zoned** or **adjacent** elementary and high school. There is not sufficient capacity at the zoned middle school; however, there is capacity at an adjacent middle school. If this request was seeking binding school concurrency, this letter would serve as a finding of inadequate capacity to serve the proposed development. No seats are being reserved for this project at this time. At the time the project is undergoing site plan approval for approval, this development will need to apply for a binding letter to receive school concurrency.

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Loughman Oaks (Zoned)	1,114	1,420	422	1,283 SF 220 MF	310	No (-116)
Bella Cita (adjacent)	876	884	246	1,283 SF 220 MF	310	No (-238)
Horizons (adjacent)	1,500	1,594	150	1,283 SF 220 MF	310	No (-56)
Davenport (adjacent)	876	835	278	1,283 SF 220 MF	310	No (-319)

STUDENTS FIRST



1915 S. Floral Ave.
Bartow, FL 33830



P.O. Box 391
Bartow, FL 33831



863-534-0500



polkschoolsfl.com

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Shelly Boone (Zoned)	1,425	1,569	308	1,283 SF 220 MF	123	No (-164)
Citrus Ridge (adjacent)	846	1,034	176	1,283 SF 220 MF	123	No (-111)
Bella Cita (adjacent)	235	688	119	1,283 SF 220 MF	123	Yes (+334)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Ridge (Zoned)	2,673	2,848	370	1,283 SF 220 MF	201	No (-195)
Davenport (adjacent)	2,480	2,527	568	1,283 SF 220 MF	201	No (-521)
Auburndale (adjacent)	1,776	2,404	493	1,283 SF 220 MF	201	Partial (-66)
Haines City (adjacent)	2,931	3,374	416	1,283 SF 220 MF	201	Partial (-174)

Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at planning@polk-fl.net if you need any further assistance.

Sincerely,

D. Rodriguez



Dulce Rodriguez | Senior Coordinator
Facilities Planning & Real Estate Department | Polk County Public Schools
1909 South Floral Avenue, Bartow, FL 33830
T: (863)-534-0620 x883 / dulce.rodriquez@polk-fl.net

c: John Bohde, Director of Planning & Development- Polk County BoCC johnbohde@polk-county.net
Benjamin Ziskal, Director of Land Development - Polk County BoCC benjaminziskal@polk-county.net
Erik Peterson, Planning Administrator- Polk County BoCC erikpeterson@polk-county.net
Rita Karacson, Development Coordination Supervisor- Polk County BoCC ritakaracson@polk-county.net



**1915 S. Floral Ave.
Bartow, FL 33830**



**P.O. Box 391
Bartow, FL 33831**



863-534-0500



polkschoolsfl.com



Application Date/Time Received: 5-14-24
Application Complete: 5-29-24
M. Alston

School Board of Polk County

Application for Capacity Determination

Please submit completed application, map, site plan, and fee payment for each new residential project requiring a determination of school capacity. For Binding Concurrency Determination applications, you must also include the applicable county Level 2 or city Plat Review application case number. For projects with multiple phases of development, an application should be submitted for each phase. For assistance with completing this application, please contact the Facilities & Operations Planning Department at planning@polk-fl.net.

Applications must be complete and all additional documents submitted before Capacity Determination letters will be processed. Please verify the following is included in your application packet.

- ☒ Capacity Determination application
- ☒ 8 ½" x 11" vicinity map
- ☒ Site plan
- ☒ Notarized owner's authorization
- ☒ Fee (See Fee Review Schedule, page 2)

Application packets should be mailed to the **Planning & Concurrency Department, P.O. Box 391, Bartow, FL 33831**, or may be delivered in person to 1915 S. Floral Ave, Bartow, FL 33830.

APPLICATION TYPE

- ☒ Non-binding Concurrency Determination
- ☐ Binding Concurrency Determination
- ☐ Time Extension
- ☐ Mitigation Agreement

PROJECT INFORMATION

Case ID# for Binding Concurrency applications (Level 2/Plat Review): _____

Project Name: Ridgewood Lakes Phase 2

Prior name(s) of project/development, if applicable: _____

Parcel IDs (attach additional sheet if needed): 272622-000000-042010, 272621-000000-023000

272621-000000-022000, 272628-000000-033000, 272628-000000-014010

Location of subject property: _____

Physical Address (if any): 0 Little Zion Rd. Davenport, FL 33837

DEVELOPMENT INFORMATION

Project Acreage: 487.9

Is this a phased project? No Phase: _____ Start Date: 1st QTR 2025 Estimated End Date: 4th QTR 2025

Units:

Single Family (SF)	Multi-Family (MF)	Mobile Homes (MH)	TOTAL UNITS
1,283	220		1,503

CONTACT INFORMATION

Applicant Name(s): Harold R. Baxter

Agent/Contact Person: Harold R. Baxter

Mailing Address: 4900 Dundee Rd. Winter Haven, FL 33884

Email Address: halsey@centerstatedev.com

Telephone: 863-280-6921

FEE SCHEDULE

Check or money order should be made payable to **The School Board of Polk County** and include the project name.

Number of Units	Non-Binding	Binding	Extension	Mitigation	Appeal
4 - 50	\$150	\$100	\$500	\$750	\$5000
51 - 200	\$150	\$200	\$750	\$1500	\$5000
201 - 500	\$150	\$400	\$1000	\$2500	\$5000
501 - 1000	\$150	\$600	\$1500	\$4000	\$5000
1001+	\$150	\$800	\$2500	\$6000	\$5000

Developments of 3 units or less do not require capacity determination.

The determination of adequate capacity shall be valid for 18 months from the date the affected jurisdiction issues Level 2 or Plat Review approval.

I hereby certify the information contained in this application and any attachments submitted herewith are true and correct to the best of my knowledge.



Owner or Agent Signature

5-25-24

Date

**School Board of Polk County
Application for Capacity Determination**

Date/Time Received: 5-14-24
Martina D. Smith

INSTRUCTIONS: Submit one copy of completed application and location map for each new residential project requiring a determination of school capacity. Checks for concurrency review should be made out to The School Board of Polk County. Please send the application along with your applicable fee to: Mailing Address: **Planning and Concurrency Department, PO Box 391 Bartow, FL 33831**. Physical Address: **1915 S. Floral Ave. Bartow, FL 33830**.

The following information is to be provided to the **School Board of Polk County Planning and Concurrency Department** along with all other required applications for complete review of the proposed residential development. This information must be provided to the School Board of Polk County (PCSB) in order for student generation rates to be calculated, school capacity evaluated, and potential mitigation addressed. For information regarding the application process, please contact the Planning and Concurrency Department at 863-519-8298 or 863-534-0811.

Please check (✓) type of application request (one only):

☒ Non-Binding Concurrency Determination ☐ Time Extension ☐ Other
☐ Binding Concurrency Determination ☐ Mitigation Agreement

Fees: Any applicable fees shall be made payable to the School Board of Polk County.

I. Project Information:

Project Name: Ridgewood Lakes Phase 2

Parcel ID#: (attach separate sheet for multiple parcels): 27-26-22-000000-042010, 27-26-21-000000-023000,
27-26-21-000000-022000, 27-26-28-000000-033000, 27-26-28-000000-014010

Location subject property: See attached location map

Physical address (if any): 0 Little Zion Rd. Davenport, FL 33837

An 8½" x 11" vicinity map, with primary access point(s) identified and adjacent streets clearly labeled, must be attached

II. Ownership/Agent Information:

Applicant Name(s)*: Center State Development Group, LLC

Agent/Contact Person: Harold R. Baxter

Mailing address: 4900 Dundee Road, Winter Haven, FL 33884

Email address: halsey@centerstatedev.com

Telephone#: 863-280-6921 Fax: 863-965-0181

III. Development Information

Project Data					
Current Land Use Designation	RL-4	Proposed Land Use Designation		RL-4	
Current Zoning		Proposed Zoning			
Project Acreage	487.9				
Total Units	1,523				
Unit Breakdown:	SF: 1,503	MF Apartment:	MF Condo:	MF Townhouse: 220	MH:
Is this a phased project: Y or N If yes please specify type and number of units per year:					
PHASE	Proposed SF Units	Proposed MF/MH Units	Expected Beginning Date	Completion Date	

*SF = Single Family MF = Multi-Family MH = Mobile Home

I hereby certify the statements and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.


Owner or Agent Signature

5/7/24
Date

**If applicant is not the property owner, a letter of authorization from the property owner(s) must be included with this form at time of application submittal.*

Completed

School Capacity Determination

This Section To Be Completed Using Official School District Data

New students generated by proposed development: Elem: _____ Mid: _____ High: _____

School	Current Enrollment	Concurrency Capacity	Funded Capacity Expansion*	Committed Capacity	Projected 5-Year Capacity	Students Generated by Project	Capacity Available
Elementary							
Middle							
High							

** The funded capacity expansion must be within the first 3 years of the 5-Year Work Program.*

Adjacent CSA: Elem: _____ ☐ _____ ☐ _____ ☐*
 Adjacent CSA: Elem: _____ ☐ _____ ☐ _____ ☐*
 Adjacent CSA: Middle _____ ☐ _____ ☐ _____ ☐*
 Adjacent CSA: Middle _____ ☐ _____ ☐ _____ ☐*
 Adjacent CSA: High _____ ☐ _____ ☐ _____ ☐*
 Adjacent CSA: High _____ ☐ _____ ☐ _____ ☐*

**Boxes checked indicate schools in which capacity will be reserved.*

Public School Facilities:

Other Relevant Information: Provide other relevant information that is needed to evaluate the School Concurrency Application and to make a finding with regard to Available School Capacity.

1. Describe any past or proposed Public School Facility dedicated, constructed, or funded in order to mitigate the public school impacts of this development:

2. Other:

Notes:

This application will not be deemed complete until all applicable requirements have been submitted to the School District. Submittal requirements include completed application and location map and fees.

FOR OFFICIAL CITY/COUNTY USE ONLY

Date Received: _____

Received by: _____

Date of Concurrency Determination: _____

Certificate No. _____

Capacity Determination Fee Review

Non-Binding Capacity Review	Binding Capacity Determination	Mitigation Agreements	Vesting Determination Letter	Extension of Mitigation Negotiation or Binding Determination	Appeal
\$150	1- 50 units \$ 100	1-50 units \$ 750	\$100	1-50 units \$ 500	\$5000
	51-200 units \$ 200	51-200 units \$1500		51-200 units \$ 750	
	201-500 units \$ 400	201-500 units \$2500		201-500 units \$1000	
	501-1000 units \$ 600	501-1000 units \$4000		501-1000 units \$1500	
	1001 + units \$ 800	1001 + units \$6000		1001 + units \$2500	

Fee Schedule

If mitigation is required, additional fees would be charged to include any legal fees and official copies as needed. Appeals would also require additional staff time and legal fees.

The determination of adequacy for a capacity review shall be valid for 18 months from the date the affected jurisdiction issues the certificate of concurrency. It should be noted that concurrency review requires important coordination with the local government or the County. This exchange of information is vital to the success of School Concurrency.

FORM F A-3-P

OFFICIAL RECEIPT
(FOR MONEY RECEIVED)

NO. 639583 Facility / Martha SCHOOL 2024
RECEIVED FROM Center State Devel. Gp. LLC \$ 150.00
FOR Ridge wood Lk. Ph 2 (NAME OR ORGANIZATION) FOR DIRECT COLLECTION INDICATE
FOR DEPOSIT IN General ☐ CASH OR CHECK # 1251 FUND (S)
RMC# OR SIGNATURE B. Cohen SIGNATURE

Walton FLA Ridgewood Lakes, LP, an Alberta limited partnership

By: Walton FLA Ridgewood Lakes Corporation, an Alberta corporation

Its: General Partner

By: [Signature]

Name: TODD WOODHEAD

Title: AUTHORIZED SIGNATORY

By: [Signature]

Name: KATE KAMINSKI

Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2024, by KATE KAMINSKI, the AUTHORIZED SIGNATORY and TODD WOODHEAD, the AUTHORIZED SIGNATORY of Walton FLA Ridgewood Lakes Corporation, an Alberta corporation, the General Partner of Walton FLA Ridgewood Lakes, LP, an Alberta corporation, who ☐ is personally known to me or ☐ has produced _____ as identification.



[Signature]

Notary Public - State of Arizona

Printed Name: KELLY GRECO

Commission Number: 661275

Commission Expiration: 12/27/27

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: Walton International Group, Inc., a Nevada corporation

Its: Manager

By: Kate Kaminski

Name: KATE KAMINSKI

Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20th day of May, 2024, by KATE KAMINSKI, the AUTHORIZED SIGNATORY of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.



Kelly Greco

Notary Public - State of Arizona

Printed Name: Kelly Greco

Commission Number: 661275

Commission Expiration: 12/27/27

Subject: Agent Authorization
Project: Ridgewood Lakes PH2
Parcel ID: 272622000000042010
272621000000023000
272621000000022000
272628000000033000
272628000000014010

TO WHOM IT MAY CONCERN:

I hereby designate and authorize Harold R. ^{etal} Baxter with Center State Development Group, LLC. to act on behalf of WALTON ACQUISITIONS FL, LLC. "Owner" as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the building, annexation, land use/zoning, and site development permit applications to all appropriate local government or agency for the subject project. Authorization is also hereby granted to access the subject site. The building, annexation, land use/zoning & site development permit applications include, but are not limited to: Southwest Florida Water Management District, Polk County Land Development, Florida Department of Transportation, Florida Department of Health in Polk County, and Florida Department of Environmental Protection.

SEE ATTACHED

Typed/Printed Name of Owner

Corporate Title, if applicable

SEE ATTACHED

5/20/2024

Signature of Owner
8800 N. Gainey Center Dr., Suite 345
Scottsdale, AZ 85258

Date

Address

980-346-6748

Phone Number

mslavontinek@walton.com

Email address

For Representative Capacity (corporation, LLC, etc.):

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by _____ as _____ (title of officer) of _____ (entity name), on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name _____

My Commission Expires _____

Walton Ridgewood Village Development, LP, a Delaware limited partnership

By: Walton RVD GP, LLC, a Delaware limited liability company

Its: General Partner

By: WDH Management, Inc., a Delaware corporation

Its: Manager

By: Kate Kaminski

Name: _____

Title: _____

KATE KAMINSKI
Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20th day of May, 2024, by KATE KAMINSKI, the AUTHORIZED SIGNATORY of WDH Management, Inc., a Delaware corporation, as Manager of Walton RVD GP, LLC, a Delaware limited liability company, as General Partner of Walton Ridgewood Village Development, LP, a Delaware limited partnership who ☒ is personally known to me or ☐ has produced _____ as identification.



Kelly Greco

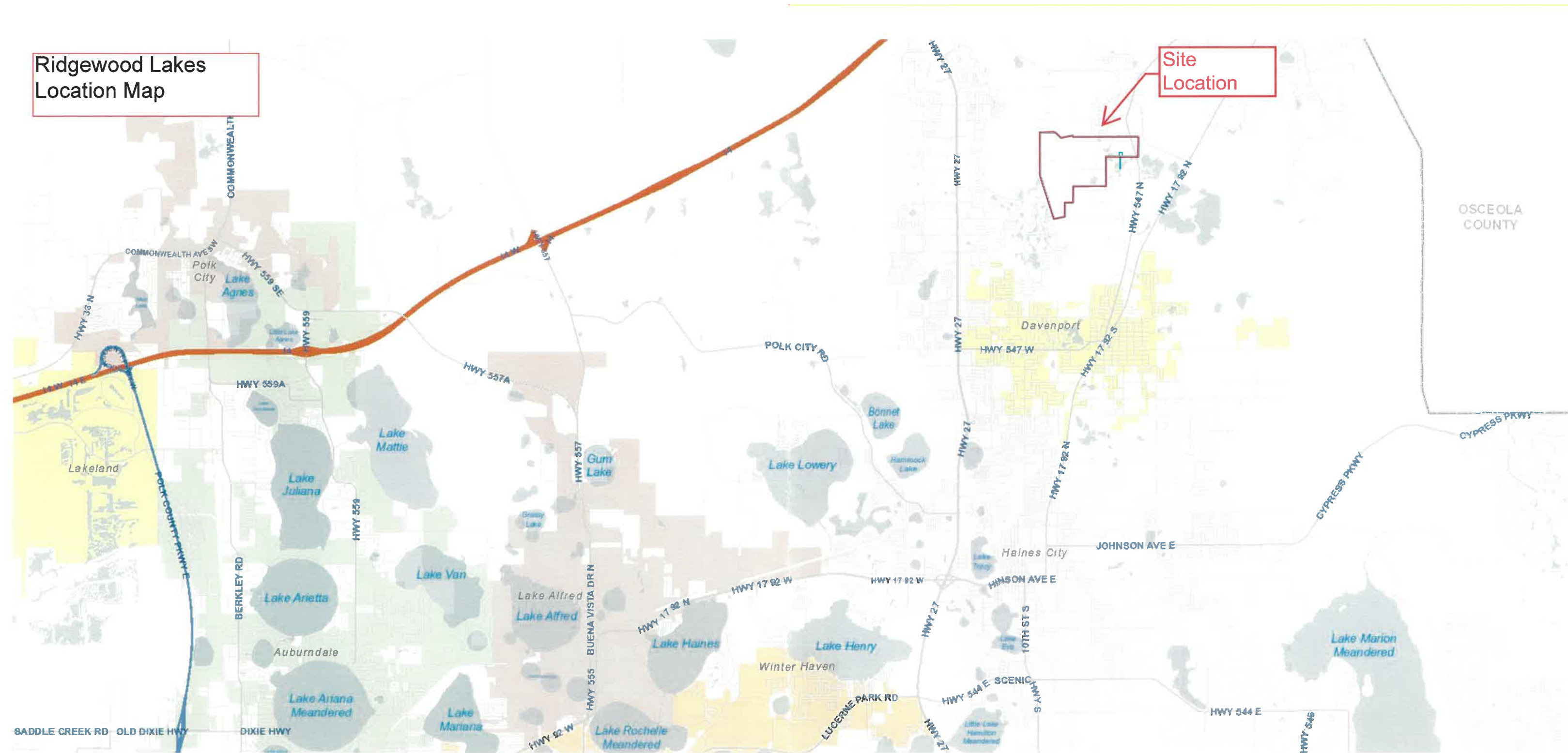
Notary Public - State of Arizona

Printed Name: Kelly Greco

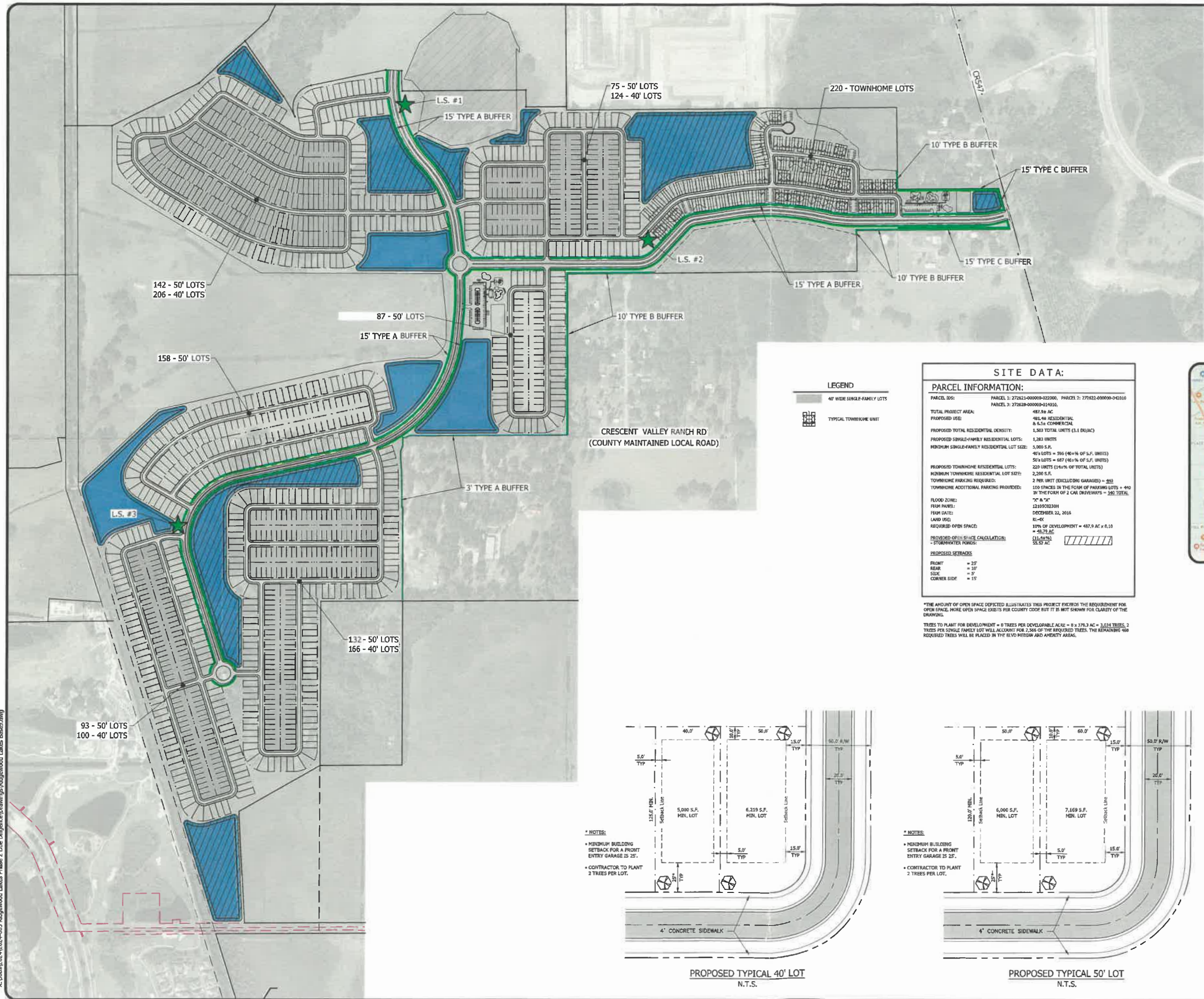
Commission Number: 661275

Commission Expiration: 12/27/27

Ridgewood Lakes Location Map



X:\10451204\10451204-003 Ridgewood Lakes Phase 2 Dwg.dgn
X:\10451204\10451204-003 Ridgewood Lakes Phase 2 Dwg.dgn
X:\10451204\10451204-003 Ridgewood Lakes Phase 2 Dwg.dgn



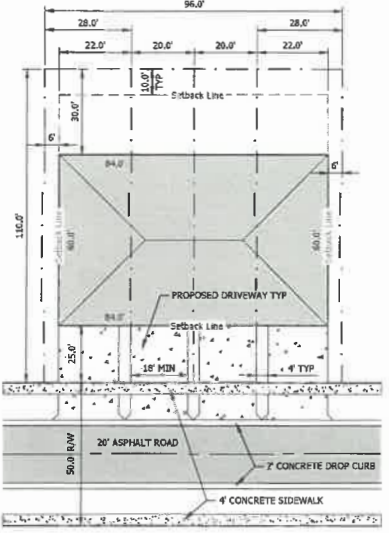
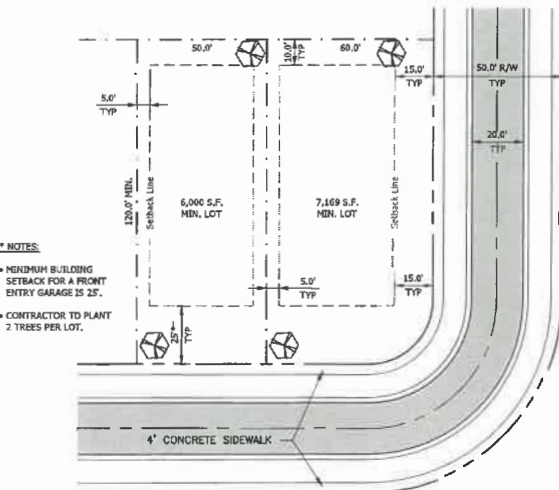
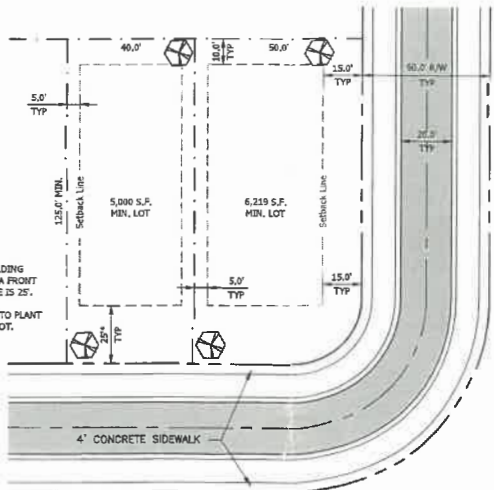
SITE DATA:	
PARCEL INFORMATION:	
PARCEL IDS:	PARCEL 1: 277821-000000-022000, PARCEL 2: 277821-000000-040100, PARCEL 3: 277821-000000-041010
TOTAL PROJECT AREA:	487.96 AC
PROPOSED USE:	RESIDENTIAL & COMMERCIAL
PROPOSED TOTAL RESIDENTIAL DENSITY:	1,283 UNITS
PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS:	40x LOTS = 596 (40% OF S.F. UNITS)
MEDIUM SINGLE-FAMILY RESIDENTIAL LOT SIZE:	50x LOTS = 687 (46% OF S.F. UNITS)
PROPOSED TOWNHOME RESIDENTIAL LOTS:	220 UNITS (14% OF TOTAL UNITS)
MINIMUM TOWNHOME RESIDENTIAL LOT SIZE:	2,200 S.F.
TOWNHOME PARKING REQUIRED:	2 PER UNIT (EXCLUDING GARAGES) = 440
100 SPACES IN THE FORM OF PARKING LOTS + 40 IN THE FORM OF 2 CAR DRIVEWAYS = 540 TOTAL	
FLOOD ZONE:	2 PER UNIT (EXCLUDING GARAGES) = 440
PERMITS:	1210500230H
FEASIBILITY:	DECEMBER 22, 2016
LAND USE:	RL-40
REQUIRED OPEN SPACE:	10% OF DEVELOPMENT = 48.79 AC x 0.10 = 4.88 AC
PROVIDED OPEN SPACE CALCULATION:	(11.64 AC) 55.52 AC
PROPOSED SETBACKS:	
FRONT:	25'
REAR:	10'
SIDE:	5'
CORNER SIDE:	15'

*THE AMOUNT OF OPEN SPACE DEPICTED ILLUSTRATES THIS PROJECT EXCEEDS THE REQUIREMENT FOR OPEN SPACE. MORE OPEN SPACE EXISTS PER COUNTY CODE BUT IT IS NOT SHOWN FOR CLARITY OF THE DRAWING.

TREES TO PLANT FOR DEVELOPMENT = 8 TREES PER DEVELOPABLE ACRE = 8 x 379.3 AC = 3,034 TREES. 3 TREES PER SINGLE FAMILY LOT WILL ACCOUNT FOR 2,366 OF THE REQUIRED TREES. THE REMAINING 668 REQUIRED TREES WILL BE PLACED IN THE BLVD MEDIAN AND AMENITY AREAS.



Location Map



PRELIMINARY DEVELOPMENT PLAN (PDF)

HUNTER ENGINEERING

4900 Dundee Road
Winter Haven, FL 33884
Telephone: 863-676-7770
Facsimile: 863-965-0181
C.A. #8394

Prepared For

CENTER STATE DEVELOPMENT

4900 Dundee Rd.
Winter Haven, FL 33884

Preliminary Site Plan For

Ridgewood Lakes Phase 2

Davenport, Florida

Date: April 1, 2024

Project No.: 2024-003

Not Valid Without Engineer's Seal

SEAL OF A PROFESSIONAL ENGINEER

FLORIDA

THIS DOCUMENT IS THE PROPERTY OF HUNTER ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HUNTER ENGINEERING.

By: A. Hunter, P.E.
Date: 4/1/2024
C.A. #8394

C1