



PETERSON & MYERS, P.A.

ATTORNEYS AT LAW • SINCE 1948

TELEPHONE  
(863) 683-6511

P.O. BOX 24628  
LAKELAND, FLORIDA 33802-4628

FAX  
(863) 904-1335

HERITAGE PLAZA  
225 EAST LEMON STREET, SUITE 300  
LAKELAND, FLORIDA 33801

[www.PetersonMyers.com](http://www.PetersonMyers.com)

March 6, 2025

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

**Re: Center State Development, LLC  
Application Submittal – Ridgewood Lakes Phase 2 Planned Development**

To Whom it May Concern:

On behalf of Center State Development, LLC (“CSD”), Peterson & Myers, P.A. (“P&M”) is transmitting this application submittal for a Planned Development zoning to permit a residential neighborhood with up to 1,600 dwelling units or 4.5 dwelling units per acre within the North Ridge SAP. The property (“Proposed Site”) is currently designated as RLX-4 and CCX. The Proposed Site is situated on +/-373.6 acres of land north of the existing Ridgewood Lakes neighborhood, west of CR 547, and east of Horse Creek. In addition, some or all of the units are proposed to be used as Short Term Rental Units to be determined through the appropriate Level 3 review process.

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](mailto:ballen@petersonmyers.com).

Sincerely,  
PETERSON & MYERS, P.A.

*Bart Allen*

John B. (“Bart”) Allen

Enclosures

## **TABLE OF CONTENTS**

<b><u>SUMMARY OF REQUEST</u></b>	<b>1</b>
<b><u>APPLICATION FORM AND OWNER'S AUTHORIZATIONS</u></b>	<b>3</b>
<b><u>IMPACT ASSESSMENT STATEMENT</u></b>	<b>25</b>
<b><u>PLANNED DEVELOPMENT CRITERIA</u></b>	<b>32</b>
<b><u>LEGAL DESCRIPTION</u></b>	<b>33</b>
<b><u>MAPS</u></b>	<b>37</b>

## **SUMMARY OF REQUEST**

### **General Information.**

The Center State Development application is requesting for a Planned Development (“PD”) pursuant to the Polk County Land Development Code to permit a residential neighborhood consisting of a total no more than 1,600 dwelling units on 373.6 developable acres (not to exceed 4.5 du/acres) with an amenity center, parks, and other open spaces for use by the residents. The neighborhood will provide a mix of housing opportunities including the following development program: attached townhomes (multifamily) dwelling units and single family detached dwelling units with a mixture of 40 and 50-foot-wide lots. In addition, the request is to allow for development of portions or all of the units as a short-term rental community. The contemporary short-term rental communities are significantly different than what has historically occurred in central Florida and may require additional conditions of approval to provide for innovative design standards.

Most of the project is located within the boundary of the Ridgewood Lakes Development of Regional Impact (the “Approved DRI”) and the proposed PD is consistent with the overall objectives in unit types, mix, and provision of infrastructure as required by the Approved DRI. The underlying land use districts are RL4-X and CCX within the North Ridge SAP. The developable area of the project is approximately 373.6 acres.

The RL4-X land use requires a minimum lot size for single family dwelling units of 6,000 square feet and a minimum lot width of 50’. The applicant is proposing 40-foot-wide single family detached dwelling units are 5,000 square feet. Proposing lot sizes less than 6,000 square feet or less than 50’ wide requires a Planned Development zoning. Finally, some or all the units are proposed to be used as Short Term Rental Units. The applicant is requesting the entire project to be approved for short term rental approval as part of the level 3 review process. The identification of the desire to proceed with short term rental shall be made at Level 2, with special conditions to be implanted in that scenario. Those conditions will be proposed and evaluated through the review process to ensure all infrastructure and requirements are met.

### **Public Facilities**

The project is located in an area where important public facilities and service providers are adjacent to or within close proximity. Detailed information and data is provided herein that addresses the project’s proximity to these public facilities (roadways, utilities, fire protection, law enforcement, parks and recreation), the estimated new demand upon these facilities, and the available capacity of these facilities to serve the project. Future development associated with this PD is not anticipated to degrade the Level of Service (LOS) standard below adopted levels.

A detailed Traffic Impact Analysis for the area was prepared and approved as part of the Approved DRI. analysis will estimate trip generation rates for future development, the distribution of these trips, the impacts upon the adjacent roadway system, and possible improvements needed at buildout. A summary of based on ITE generation rates is included herein.

Utilities, including potable water, sewer, and reuse, are provided by Polk County Utilities (PCU). PCU has capacity to serve the project and these service lines exist in close proximity to the subject lands.

**Compatibility Summary.**

The proposed land uses are generally compatible with the adjacent uses and other approved PD's in the Approve DRI and on nearby property. . The implementation of the proposed PD, which contains increased performance standards pertaining to pedestrian access, recreational and open space, lot size and dimensional criteria, environmental protection, and landscape buffering, adds additional assurances that no adverse impacts will occur.



**APPLICATION FORM AND OWNER'S AUTHORIZATIONS**

# LEVEL 3 & 4 DEVELOPMENT REVIEW APPLICATION

## TYPE OF APPLICATION

☐ Level 3      ☐ Level 4

☐ Conditional Use

☐ Planned Development

☐ Suburban Planned Development

☐ Sign Plan

☐ Major Modification - Case Number \_\_\_\_\_

	Owner	Applicant	Contact Person
<b>Name</b>			
<b>Work Number</b>			
<b>Fax Number</b>			
<b>Mailing Address</b>			
<b>Email</b>			

## Description of Proposed Activity or Use

Please provide a detailed description of the project, quantifying intensity (such as number of units, employees, seats, beds, rooms, children, holes of golf, pumps, vehicle repair bays, etc.), specify phasing, and estimated period for completion.

---



---



---



---



---



---



---



---



---



---

Range - Township - Section      Subdivision #      -      Parcel #

Parcel ID Number(s):      R      T      S      -      \_\_\_\_\_  
(Include others on a separate attachment)

[See Parcel ID List attached](#)

R      T      S      -      \_\_\_\_\_

R      T      S      -      \_\_\_\_\_

R      T      S      -      \_\_\_\_\_

**Address and Location of Property:**

\_\_\_\_\_.

\_\_\_\_\_.

**Directions to Property from Bartow**

\_\_\_\_\_.

\_\_\_\_\_.

**Property Description**

Future Land Use (and Subdistrict if applicable): \_\_\_\_\_.

Property Size: \_\_\_\_\_ Development Area:

Water Provider Name and Phone Number: \_\_\_\_\_.

Sewer Provider Name and Phone Number: \_\_\_\_\_.

Development of Regional Impact: \_\_\_\_\_  
(Name and Phase of DRI)

Selected Area Plan: \_\_\_\_\_  
(Name of SAP)

Green Swamp Area of Critical State Concern: \_\_\_\_\_  
(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement \_\_\_\_\_

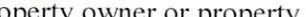
Have Development Rights been transferred to or from the subject property?    \_\_\_ Yes \_\_\_ No

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

Pasture	Pasture, Vacant Residential, Unplatted Tracts, Single-Family Residential	Unplatted Tracts
NW	N	NE
Lakes, Golf Course, Unplatted Tracts	Pasture w/ Undeveloped Land, Residential or MH, Pasture w/ MH on TPP	Single-Family Residential, Urban Collector
W	Subject Property	E
Lakes, Golf Course	Single-Family Residential, Lots with MH, MH, Pasture w/ Residential, MH, Pasture w/ MH on TPP	Pasture w/Misc. Imp.
SW	S	SE

*Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.*

I, John B. Ales, Jr. (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.

  
\_\_\_\_\_  
Property owner or property owner's authorized representative.

Date: 03/06/2025

**Re:** Ridgewood Springs and Ridgewood Reserve  
Parcel ID(s) – Ridgewood Reserve: 27-26-28-000000-014010  
Parcel ID(s) – Ridgewood Springs: 27-26-21-000000-022000, 27-26-22-000000-042010, 27-26-28-000000-033000, 27-26-29-000000-011000

To Whom It May Concern:

On behalf of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator, as to the remaining undivided interest, as such terms are defined in, and pursuant to that certain Declaration of Covenants, Conditions and Restrictions recorded May 28, 2013 with the Clerk of the Court, Polk County, Florida in Book 8967, Page 1965 and

On behalf of Walton RL 274, LLC, a Delaware limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator, as to the remaining undivided interest, as such terms are defined in, and pursuant to that certain Declaration of Covenants, Conditions and Restrictions recorded February 9, 2015 with the Clerk of the Court, Polk County, Florida in Book 9448, Page 1462 and re-recorded on March 25, 2015 with the Clerk of the Court, Polk County, Florida in Book 9484, Page 1328 (collectively, Owner), I authorize Center State Development, (Applicant/Agent) to apply for and obtain approvals/permits from County/City Government, Water Management District, Florida Department of Environmental Protection, and the Florida Department of Transportation.

Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator as to an undivided interest, pursuant to the CCRs

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

By: Hector G  
Name: HECTOR MEZA  
Title: AUTHORIZED SIGNATORY

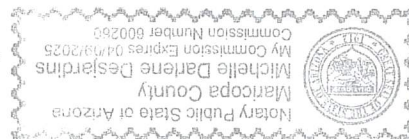
Email address: shdoherty@walton.com

Phone Number: 480-604-3469

Sworn to and subscribed before me this 25th day of February, 2025, by Hector Meza. He/She is personally known to me or has produced identification. Type of identification \_\_\_\_\_.

Notary Public: M. Desjardins

Notary Seal:



Walton RL 274, LLC, a Delaware limited liability company, on behalf of itself in its capacity as owner as to an undivided interest and on behalf of all other owners in its capacity as Operator as to an undivided interest, pursuant to the CCRs

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

By: Hector M  
Name: HECTOR MEZA  
Title: AUTHORIZED SIGNATORY

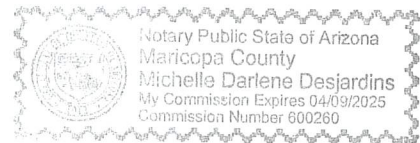
Email address: shdoherty@walton.com

Phone Number: 480-604-3469

Sworn to and subscribed before me this 25<sup>th</sup> day of February, 2025, by Hector Meza. He/She is personally known to me or has produced identification. Type of identification \_\_\_\_\_.

Notary Public: M. Desjardins

Notary Seal:





## Agent Authorization Letter

Date: March 6, 2025

### Agent for Center State Development, LLC

To whom it may concern,

We, Harold R. Baxter, as manager of Center State Development, LLC ("Center State") the contract purchasers of the property identified and legally described as:

See EXHIBIT A attached hereto

do hereby designate and authorize John B. "Bart" Allen of Peterson & Myers, P.A. to act on behalf of Center State, as authorized agent, applicant, and representative and to process and furnish information in support of any application including signing on behalf, as Stuarts' agent, all application forms and other documents necessary to obtain commercial development approvals of the reference Property with Polk County, the Florida Department of Environmental Protection and Florida Department of Transportation.

By:

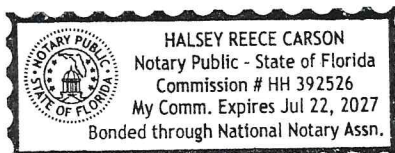
[Signature]  
Harold R. Baxter, as manager of Center State Development, LLC

STATE OF FL  
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 6 day of March 2025, by Harold R. Baxter, who is personally known to me or produced a driver's license by means of X physical presence or \_\_\_\_\_ online notarization as identification and who did not take an oath.

[Signature]  
Notary Public  
Notarial Seal and Commission  
Expiration Date

7-22-27



**Parcel ID List**

1. 272621000000022000
2. 272628000000014010
3. 272622000000042010



INSTR # 2024181400  
BK 13219 Pgs 0767-0771 PG(s)5  
08/06/2024 12:18:30 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 44.00  
DEED DOC 70.00

**PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Walton Acquisitions FL, LLC  
c/o Walton International Group (USA), Inc.  
Attn: Hector Meza  
8800 N. Gainey Center Dr., Suite 345  
Scottsdale, AZ 85258

**Parcel Identification Nos.:** 212627-000000-011000  
222627-000000-042010  
282627-000000-011000  
292627-000000-011010  
282627-706440-001650  
282627-706440-001650

**SPECIAL WARRANTY DEED**

**This Special Warranty Deed**, made this \_\_\_\_\_ day of **FEB 22 2024**, 20\_\_, for the consideration of Ten Dollars and other valuable considerations, by Kate Kaminski, Co-Trustee of the **WONG, MAN Ridgewood Springs Revocable Trust, (“Grantor”)**, whose address is c/o 8800 North Gainey Center Dr., Suite 345, Scottsdale, AZ 85258 does hereby grant, sell and convey to **Walton Acquisitions FL, LLC**, a Florida limited liability company (**“Grantee”**), whose address is 8800 N. Gainey Center Dr., Suite 345, Scottsdale, AZ 85258.

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, a **One/One Thousand Three Hundred Seventy One (1/1371)** undivided tenant-in-common interest in that certain real property in fee simple absolute situated in Polk County, Florida (the "**Property**");

See Schedule "A" attached hereto and made a part hereof

**Together** with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

**To Have to the Hold**, the same in fee simple forever.

**And** Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to: (i) taxes and assessments for the year 2013 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Polk County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Polk County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

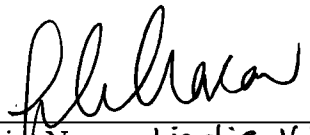
**RESERVATION OF MINERALS:** Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the land.


In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

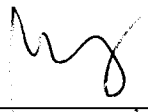
Signed, Sealed and Delivered  
in the presence of:

**GRANTOR:**

**WONG, MAN Ridgewood Springs  
Revocable Trust**

  
Print Name: Lizalie Villarama  
First Witness

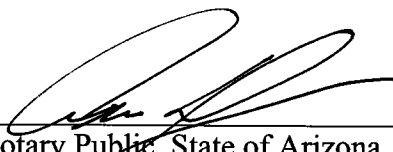
By:   
Name: Kate Kaminski  
Title: Co-Trustee

  
Print Name: Lam Fong NTP  
First Witness

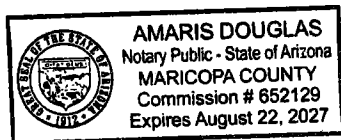
STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this      day of **FEB 22 2024**,  
2024, by Kate Kaminski as Co-Trustee of the WONG, MAN Ridgewood Springs Revocable  
Trust who is personally known to me.

  
Notary Public, State of Arizona  
Print Name: Amaris Douglas  
Commission No.: 652129  
My Commission Expires: **AUG 22 2027**

[SEAL]



**SCHEDULE "A"**

**To the Special Warranty Deed**

**Legal Description of Property - Ridgewood Springs**

**PARCEL 1:**

A PORTION OF LAND IN SECTION 21, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4;

AND

THE SOUTH 1/2 OF THE SOUTHWEST 1/4;

**PARCEL 2:**

A PORTION OF LAND IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4; LESS AND EXCEPT THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

AND

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING WEST OF HIGHWAY 547.

**PARCEL 3:**

A PORTION OF LAND IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4

**PARCEL 4:**

A PORTION OF LAND IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH 1/2; INCLUDING TRACTS 8, 9, 10, 23, 24, 25, AND 26 (IN THE NORTHWEST 1/4 OF SAID SECTION 29), FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60; AND LYING EAST OF CRESCENT ESTATES SUBDIVISION 1 / UNIT A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 5; AND CRESCENT ESTATES SUBDIVISION 1 / UNIT A, REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 49; ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 1000.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29.

PARCEL 5

A PORTION OF LAND IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS H, I, J AND PRESERVATION AREA A, THE FOREST AT RIDGEWOOD, AS RECORDED IN PLAT BOOK 94, PAGES 24 THROUGH 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE ABOVE DESCRIBED LAND CONTAINS 472.74 ACRES MORE OR LESS.

INSTR # 2015044219  
BK 9473 Pgs 0741-0750 PG(s)10  
03/12/2015 09:18:24 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 86.50

Prepared by/upon recording return to:

Walton RL 274, LLC  
c/o Walton International Group (USA), Inc.  
4800 N. Scottsdale Rd., Ste. 4000  
Scottsdale, AZ 85251

PARCEL IDENTIFICATION NO.: "See Exhibit "B" Attached

---

Escrow No. 710550 1/1

**CAPTION HEADING:**  
**SPECIAL WARRANTY DEED**

This Special Warranty Deed is being re-recorded to correct the legal description

**FIRST AMERICAN TITLE**

Prepared by / upon recording, please return to:

Walton RL 274, LLC  
c/o Walton International Group (USA), Inc.  
4800 N. Scottsdale Rd., Suite 4000  
Scottsdale, Arizona 85251

INSTR # 2015021587  
BK 9446 Pgs 0981-0987 PG(s)7  
02/05/2015 12:49:22 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 61.00  
DEED DOC 28,000.00

**Parcel Identification No.: See Exhibit "B" attached**

710550 1/1

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 4th day of February, 2015, between **WALTON RIDGEWOOD VILLAGE DEVELOPMENT, LP**, a Delaware limited partnership ("**Grantor**"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251, and **WALTON RL 274, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the following described land in fee simple absolute situated in Polk County, Florida (the "**Property**"):

See Exhibit "A" attached hereto and made a part hereof

**Together** with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

**To Have to the Hold**, the same in fee simple forever.

**And** Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to (i) taxes and assessments for the year 2015 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Polk County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Polk County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, and (iv) the lien of that certain Mortgage, Assignment of Rents,

Security Agreement and Fixture Filing, dated December 27, 2013 and recorded on December 27, 2013 in the Office of the Clerk of Court Polk County, at Book 9143, Page 0217-0253, securing an original principal indebtedness of \$7,100,000.00, as to which indebtedness and Mortgage the Grantee does hereby specifically assume and agree to pay, as and when due.

**[SIGNATURES ON FOLLOWING PAGE]**



In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered in the presence of:

WITNESSES

Hector Meza  
Print Name: HECTOR MEZA

Lori Hecker  
Print Name: Lori Hecker

**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 Sole Member and Manager

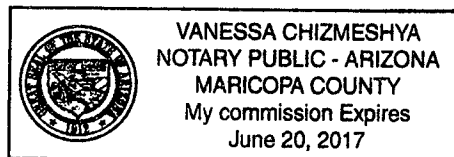
By: Wayne G. Souza  
Name: WAYNE G. SOUZA  
Title: AUTHORIZED SIGNATORY

By: Gordon A. Price  
Name: GORDON A. PRICE  
Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this 4th day of February, 2015, by Wayne G. Souza and Gordon A. Price, each an Authorized Signatory of WDH Management, Inc., a Delaware corporation, the Sole Member and Manager of Walton RVD GP, LLC, a Delaware limited liability company, the General Partner of Walton Ridgewood Village Development, LP, a Delaware limited partnership, on behalf of the company. Both such persons are personally known to me.



[SEAL]

Vanessa Chizmehya  
Notary Public, State of Arizona  
Print Name: Vanessa Chizmehya  
Commission No.: 325394  
My Commission Expires: June 20, 2017

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

In Witness Whereof, Grantee has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered in the presence of:

**WALTON RL 274, LLC,**  
a Delaware limited liability company

WITNESSES

Hecker, Myra  
Print Name: HECTOR MEZA

Lori Hecker  
Print Name: Lori Hecker

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

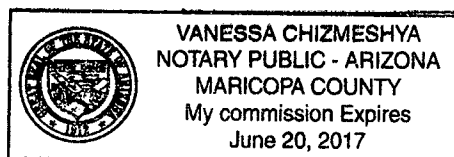
By: Gordon A. Price  
Name: GORDON A. PRICE  
Title: AUTHORIZED SIGNATORY

By: Wayne G. Souza  
Name: WAYNE G. SOUZA  
Title: AUTHORIZED SIGNATORY

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this 4th day of February, 2015, by Wayne G. Souza and Gordon A. Price, each an Authorized Signatory of Walton International Group, Inc., Inc., a Nevada corporation, the Manager of Walton RL 274, LLC, a Delaware limited liability company, on behalf of the company. Both such persons are personally known to me.



[SEAL]

Vanessa Chizmehya  
Notary Public, State of Arizona  
Print Name: Vanessa Chizmehya  
Commission No.: 325394  
My Commission Expires: June 20, 2017

Exhibit "A"

**Legal Description of the Property**

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE EAST 3/4 OF THE NORTH 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL, THE WEST 1/2 HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL.

ALSO BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT A 3"x3" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN S00°06'35"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1301.45 FEET TO THE NORTHERLY LINE OF CRESCENT VALLEY RANCH ROAD BEING A COUNTY MAINTAINED RIGHT OF WAY (PER MAP BOOK 1, PAGE 260); THENCE DEPARTING SAID EAST LINE RUN THE FOLLOWING COURSES ALONG SAID MAINTAINED RIGHT OF WAY LINE: THENCE RUN S89°11'21"W, A DISTANCE OF 83.83 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 200.01 FEET; THENCE RUN S89°40'40"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 100.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°33'30"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°14'59"W, A DISTANCE OF 65.01 FEET; THENCE RUN S00°45'01"W, A DISTANCE OF 0.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 74.23 FEET, A CENTRAL ANGLE OF 37°54'32", A CHORD BEARING S70°09'06"W AND A CHORD DISTANCE OF 48.22 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.11 FEET TO THE SOUTH LINE OF THE EAST 3/4 OF THE NORTH 1/4 OF SAID SECTION 28; THENCE RUN S89°48'10"W ALONG SAID SOUTH LINE, A DISTANCE OF 0.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 86.89 FEET, A CENTRAL ANGLE OF 36°37'55", A CHORD BEARING S25°07'14"W AND A CHORD DISTANCE OF 54.61 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.56 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST LINE OF A 15 FOOT INGRESS/EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 2332, PAGE 260 AND A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 86.89 FEET, A CENTRAL ANGLE OF 09°47'37", A CHORD BEARING S01°54'28"W AND A CHORD DISTANCE OF 14.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.85 FEET; THENCE RUN S20°05'56"W, A DISTANCE OF 47.92 FEET; THENCE RUN

S00°01'53"E, A DISTANCE OF 54.00 FEET; THENCE RUN S03°27'54"E, A DISTANCE OF 100.18 FEET; THENCE RUN S01°10'37"E, A DISTANCE OF 200.04 FEET; THENCE RUN S00°32'30"W A DISTANCE OF 100.00 FEET; THENCE RUN N89°58'07"E, A DISTANCE OF 7.94 FEET TO THE AFOREMENTIONED EAST LINE OF SAID 15 FOOT INGRESS/EGRESS EASEMENT AND THE END OF SAID COUNTY MAINTAINED RIGHT OF WAY; THENCE RUN S00°01'30"E ALONG SAID EAST LINE, A DISTANCE OF 757.18 FEET TO A 3"x3" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4; THENCE DEPARTING SAID EAST LINE RUN S89°47'21"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 660.68 FEET TO A 5/8" IRON ROD MARKING THE NORTHEAST CORNER OF THE WEST 1/2 OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN S00°01'07"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1320.60 FEET; THENCE RUN S00°05'54"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1320.85 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S89°42'25"W ALONG SAID SOUTH LINE, A DISTANCE OF 662.80 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN S89°43'07"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 217.89 FEET TO THE CENTERLINE OF A 100 FOOT EASEMENT PER OFFICIAL RECORDS BOOK 1284, PAGE 557, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CENTERLINE ALSO BEING THE CENTERLINE OF HORSE CREEK CANAL; THENCE DEPARTING SAID SOUTH LINE RUN N17°24'04"W ALONG SAID CENTERLINE, A DISTANCE OF 3713.77 FEET; THENCE CONTINUE ALONG SAID CENTERLINE N01°33'01"W, A DISTANCE OF 416.64 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF SECTION 28; THENCE RUN N89°50'32"E ALONG SAID SOUTH LINE, A DISTANCE OF 50.01 FEET TO THE EAST LINE OF THE AFOREMENTIONED 100 FOOT EASEMENT PER OFFICIAL RECORDS BOOK 1284, PAGE 557; THENCE DEPARTING SAID SOUTH LINE RUN N00°12'46"W ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 1321.33 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID EAST LINE RUN N89°52'20"E ALONG SAID NORTH LINE, A DISTANCE OF 1303.78 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE RUN N89°48'39"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28, A DISTANCE OF 2631.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 274.88 ACRES MORE OR LESS.

Exhibit "A"

**Legal Description of the Property**

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE EAST 3/4 OF THE NORTH 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS AND EXCEPT THE MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS RECORDED IN MAP BOOK 1, PAGE 260 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL, THE WEST 1/2 HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 LYING EAST OF THE HORSE CREEK CANAL.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING EASTERLY OF HORSE CREEK CANAL AND LESS THAT PORTION OF MAINTAINED RIGHT OF WAY FOR CRESCENT VALLEY RANCH ROAD AS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN S00°07'56"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1301.65 FEET TO THE NORTHERLY LINE OF CRESCENT VALLEY RANCH ROAD BEING A COUNTY MAINTAINED RIGHT OF WAY (PER MAP BOOK 1, PAGE 260); THENCE DEPARTING SAID EAST LINE RUN THE FOLLOWING COURSES ALONG SAID MAINTAINED RIGHT OF WAY LINE: THENCE RUN S89°11'21"W, A DISTANCE OF 84.41 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 200.01 FEET; THENCE RUN S89°40'40"W, A DISTANCE OF 300.00 FEET; THENCE RUN S89°52'08"W, A DISTANCE OF 100.00 FEET; THENCE RUN S89°17'45"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°33'30"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°14'59"W, A DISTANCE OF 65.01 FEET; THENCE RUN S00°45'01"W, A DISTANCE OF 0.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 74.23 FEET, A CENTRAL ANGLE OF 37°45'24", A CHORD BEARING S70°13'40"W AND A CHORD DISTANCE OF 48.04 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.92 FEET TO THE SOUTH LINE OF THE EAST 3/4 OF THE NORTH 1/4 OF SAID SECTION 28; THENCE RUN S89°47'24"W ALONG SAID SOUTH LINE, A DISTANCE OF 23.63 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND THE EAST LINE OF A 15 FOOT INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2332, PAGE 260, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S00°01'41"E, ALONG SAID EAST LINE, A DISTANCE OF 49.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 86.89 FEET, A CENTRAL ANGLE OF 09°35'31", A CHORD BEARING S01°48'24"W AND A CHORD DISTANCE OF 14.53 FEET; THENCE RUN SOUTHWESTERLY ALONG THE

ARC OF SAID CURVE A DISTANCE OF 14.55 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S20°05'56"W, A DISTANCE OF 47.92 FEET; THENCE RUN S00°01'53"E, A DISTANCE OF 54.00 FEET; THENCE RUN S03°27'54"E, A DISTANCE OF 100.18 FEET; THENCE RUN S01°10'37"E, A DISTANCE OF 200.04 FEET; THENCE RUN S00°32'30"W A DISTANCE OF 100.00 FEET; THENCE RUN N89°58'07"E, A DISTANCE OF 7.93 FEET TO THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST LINE OF SAID 15 FOOT INGRESS/EGRESS EASEMENT, AND THE END OF SAID COUNTY MAINTAINED RIGHT OF WAY; THENCE RUN S00°01'41"E ALONG SAID EAST LINE, A DISTANCE OF 756.96 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID EAST LINE RUN S89°46'50"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 660.35 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S00°03'53"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2641.26 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S89°43'17"W ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 662.78 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S89°42'30"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 218.12 FEET TO THE CENTERLINE OF A 100 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1284, PAGE 557, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CENTERLINE ALSO BEING THE CENTERLINE OF HORSE CREEK CANAL; THENCE DEPARTING SAID SOUTH LINE RUN N17°24'04"W ALONG SAID CENTERLINE, A DISTANCE OF 3713.31 FEET; THENCE CONTINUE ALONG SAID CENTERLINE N01°33'33"W, A DISTANCE OF 416.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 28; THENCE RUN N89°50'24"E, ALONG SAID SOUTH LINE, A DISTANCE OF 29.49 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE NORTH 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID SOUTH LINE RUN N00°08'48"W ALONG SAID WEST LINE, A DISTANCE OF 1321.28 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID WEST LINE RUN N89°52'12"E ALONG SAID NORTH LINE, A DISTANCE OF 1316.02 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N89°48'23"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2631.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 275.36 ACRES MORE OR LESS.

**Exhibit "B"**

**Tax Parcel Identification Numbers**

TAX PARCEL NO.: 28-26-27-011000 (portion)  
TAX PARCEL NO.: 28-26-27-014010  
TAX PARCEL NO.: 28-26-27-014020  
TAX PARCEL NO.: 28-26-27-014030  
TAX PARCEL NO.: 28-26-27-014040  
TAX PARCEL NO.: 28-26-27-014050  
TAX PARCEL NO.: 28-26-27-014060  
TAX PARCEL NO.: 28-26-27-014070  
TAX PARCEL NO.: 28-26-27-014080  
TAX PARCEL NO.: 28-26-27-014090

## **IMPACT ASSESSMENT STATEMENT – CENTER STATE PD**

### **Land and Neighborhood Characteristics**

**Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:**

#### ***1. How and why is the location suitable for the proposed uses?***

The majority of the subject property is located within the Phase 2 area of the Ridgewood Lakes DRI, which was most recently modified for a variety of residential uses in 2017. The proposed PD is consistent with the approved DRI development program and Map H. The project is proposed as a neighborhood and includes single family detached units and attached townhome units (multifamily). In addition, some or all of the units are proposed to be used as Short Term Rental Units to be determined through the appropriate level 3 review process. The proposed project is consistent with approved projects within the vicinity, as well as development trends in this area. Improvements to the surrounding road network have been implemented since the DRI approval. The project will include a new connection to CR 547/Lee Jackson HWY at the easterly boundary of the subject property. A new spine road will also be constructed from the subject property through future development to the north, which will also provide connectivity to the approved development plan to the south. Finally, the portion of the subject property that is not located within the Ridgewood Lakes DRI is consistent with approved projects within the vicinity, as well as development trends in this area.

#### ***2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?***

The proposed project is consistent with approvals already received through the DRI process and is not incompatible with the surrounding areas. In areas where the residential lot size may be smaller than adjacent existing residential lots sizes, buffers with landscaping and screening will be provided on the property. In addition, the portion of the subject property that is not located within the Ridgewood Lakes DRI is compatible with approved projects within the vicinity, as well as development trends in the area.

#### ***3. How will the request influence future development of the area?***

It is possible that the proposed project will encourage additional development in the surrounding area, including commercial and neighborhoods support uses, as a result of the additional rooftops that the project will add. This additional development is anticipated and planned for in the Northridge SAP, which provides guidelines for future growth. Currently, the US 27 corridor has many existing support uses already in place, including commercial and retail, professional office uses, and grocers.



### **Access to Roads and Highways**

**Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:**

***1. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)? Please provide a detailed methodology and calculations.***

A major traffic study was completed as part of the Approved DRI and the project complies with the required improvements. However based on standard ITE data, it would be anticipated 7.81 Average Annual Daily Trips (“AADT”) and 1 peak PM trip per dwelling unit. As such, the project would generate approximately 12,496 AADT and 1,600 PM peak hour trips.

***2. What modifications to the present transportation system will be required as a result of the proposed development?***

A major traffic study was completed as part of the Approved DRI. The proposed PD is consistent with the approvals for will be completed prior to Level 2 approvals.

***3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?***

The LDC requires Single-Family Detached Homes and Townhouse Developments to provide 2.0 spaces per unit, excluding garages. The proposed project provides adequate parking on site for each unit as applicable under the associated land use type. If the short-term rental option is exercised for any or all of the development areas, the parking requirements are expected to be met through alternative parking strategies (i.e. master parking areas, on-street parking, and other methods.). The applicant anticipates discussing a series of conditions of approvals to insure the standards are met.

***4. What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?***

The proposed project will access existing public roads directly from new internal roadways. Access will be from CR 547/Lee Jackson HWY to the east and future development to the north to Ernie Caldwell Boulevard. Newly constructed internal roads will connect to these existing roadways.

*NOTE: Applications for projects attributing 50 or fewer Average Annual Daily Trips (AADT) according to the latest Institute of Transportation Engineers (ITE) manual may provide a written explanation and justification of why impacts will not be significant in lieu of the required information for “Infrastructure Impacts” items 3 through 9 above.*

### **Sewage**

**Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:**

***1. What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703.F of the LDC)***

Per Polk County LDC (270 GPD x number of units) the amount of sewage expected by the proposed project development is as follows; 432,000 GPD.

***2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?***

On-site treatment is not proposed.

***3. If offsite treatment, who is the service provider?***

Polk County Utilities is the service provider.

***4. Where is the nearest sewer line (in feet) to the proposed development (Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code)***

The proposed connection to sanitary sewer for the subject property is an forcemain and new master lift station along Ernie Caldwell Blvd. The proposed development is working with adjacent developers to ensure the master infrastructure to serve the development with the Approved DRI for Ridgewood Lakes is implemented.

***5. What is the provider’s general capacity at the time of application?***

Per conversations with Polk County Utilities, there is capacity for the subject property, but capacity is not reserved until concurrency.

***6. What is the anticipated date of connection?***

Anticipated date of connection is 3<sup>rd</sup> Quarter 2026.

***7. What improvements to the providers system are necessary to support the proposed request (e.g., lift stations, line extensions/expansions, interconnects, etc. )?***

Lift stations will be necessary for the neighborhoods to connect to the existing County sewer system. There will be water and sewer lines running throughout the neighborhoods to service the subject property. These utility improvements for the proposed project will be shown on the engineering site plan drawings.

### **Water Supply**

**Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:**

***1. What is the proposed source of water supply and/or who is the service provider?***

The proposed project is intended to be connected to potable water supply provided by Polk County Utilities.

***2. What is the estimated volume of consumption in gallons per day (GPD)? (Response may be based on Section 703 of the LDC)***

Per Polk County LDC (360 GPD x number of units) the amount of water consumption expected by the proposed project development is as follows; 576,000 GPD.

***3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?***

The proposed potable water and re-claimed water connection for the subject property is in facilities located in the right of way along Ernie Caldwell Blvd. The proposed development is working with adjacent developers to ensure the master infrastructure to serve the development with the Approved DRI for Ridgewood Lakes is implemented.

***4. Who is the service provider?***

Polk County Utilities is service provider.

***5. What is the anticipated date of connection?***

Anticipated date of connection is 3<sup>rd</sup> Quarter 2026.

***6. What is the provider's general capacity at the time of application?***

Per conversations with Polk County Utilities, there is capacity for the subject property, but capacity is not reserved until concurrency.

***7. Is there an existing well on the property(ies)?***

There are no wells on site for the proposed project.

### **Environmental Analysis**

**Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:**

***1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.***

As part of the substantial deviation determination for Ridgewood Lakes, the subject property was part of a Habitat Management Plan that discusses the environmental features of the DRI. There is also an existing SWFWMD permit for the site that includes the environmental assessment. A copy of the due Habitat Management Plan report dated December 3, 2014 has been provided to Polk County. The overall permitting effort for the Approved DRI is underway with the various permitting agencies.

***2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.***

The site contains areas of both wetlands and flood plain. The proposed development will include stormwater ponds that will both treat stormwater from the proposed development as well as provide compensating storage for any proposed impacts to the flood plain. Additional areas will be preserved in their natural condition.

***3. Discuss location of potable water supplies, private wells, public well fields (discuss the location, address potential impacts), and;***

There are no known wells.

***4. Discuss the location of Airport Buffer Zones (if any) (discuss the location and address, potential impacts).***

The proposed project is not located within an Airport Buffer Zone.

***5. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development.***

As part of the substantial deviation determination for Ridgewood Lakes DRI, the subject property was part of a Soil Report Review that discussed the soil and development criteria for the DRI. A copy DRI response is included with this submittal.

### **Infrastructure Impact Information**

**What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:**

***1. Parks and Recreation;***

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

***2. Educational Facilities (e.g., preschool, elementary, middle school, high school);***

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI Plan and determined to be sufficient in this part of Polk County. School concurrency will be part of the Level 2 process. In the event the short term rental option is chose for any or all of the development areas, there would not be any impacts to school capacity as no permanent residence will be permitted within those areas.

***3. Health Care (e.g., emergency, hospital);***

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

***4. Fire Protection;***

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

***5. Police Protection and Security;***

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

***6. Emergency Medical Services (EMS);***

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

***7. Solid Waste (collection and waste generation); and***

Infrastructure needs related to this proposed project were considered as part of the Ridgewood Lakes DRI and determined to be sufficient in this part of Polk County.

***8. How may this request contribute to neighborhood needs?***

Any identified neighborhood needs for the proposed project will be addressed through the concurrency review process. Parks, open space, trails, and neighborhood amenities centers will be provided onsite for the proposed homes. New street connections will be provided at several locations to address new vehicle trips and increase connectivity. Impacts to public utilities will also be addressed as identified through the concurrency review process.

**Maps**

**Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scale shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall 8 1/2" x 11" and accompany Impact Assessment Statements:**

Map A: A location map (center the site on the map) showing the relationship of the development to cities, highways, and natural features;

Map B: Map depicting the site boundary (properties included in the request)

Map C: A site plan consistent with Site Plan Standards 2 (multiple sheets may be used). In addition to the required number of copies please include an 8½" x 11" copy.

Maps are provided at the conclusion of the application.

## **CENTER STATE PLANNED DEVELOPMENT**

### **SECTION 303, POLK COUNTY LAND DEVELOPMENT CODE**

#### *Locational Criteria.*

The following portions of this Application is structured to provide assurance that the Center State PD meets or exceeds the applicable requirements of the LDC at the time of submittal. The primary purpose of this PD is not to achieve density on this site; but, instead is to approve lot widths less than 50' and the short term rental approval. The newly adopted PD rules establish that density and design of Planned Developments are a function of location, internal design, and external design. Accordingly, new application requirements for Planned Development are proposed that will set maximum residential densities based upon a series of locational criteria. The unit counts and density on the site are primarily vested through the Approved DRI. As such, the locational scoring table has not been provided at this time. However, one can be provided if necessary.

#### *Amenity Plan*

The recently PD rules define various categories of amenities and assign certain points for each type. The total number of amenity points in the community must meet or exceed the number of residential dwelling units being requested. The location and details of all proposed amenities are to identified on the "Amenity Plan" provided as a component of the binding Site Plan. In the case of the Center State PD, the system of amenities proposed on the Site Plan, as categorized by the County's proposed amenity point system, will meet or exceed a total of 1,600 points. Please refer to the detailed Amenity Plan provided with this Application. Please note, the request for short-term rental approval may alter how amenities are delivered at the time of Level 2 approval.

#### *Additional Parking Requirements.*

The recently adopted PD rules also set forth additional parking requirements for communities with residential lot widths of less than 65 ft. Since typical lot width within the Center State PD is less than 65', additional parking spaces will be required under the new code. The rate of additional required parking is 1 space for every 10 residential units. The location and details of all proposed off-street parking facilities are to identified on the Site Plan submitted with this Application. Please refer to the Site Plan provided with this Application. Please note, the request for short-term rental approval may alter how additional parking requirement are delivered at the time of Level 2 approval. For instance, there may be deviations to prevent and discourage long term use of the units. These deviations could include items such as no garages, master parking lots, on-street parking only, no mail boxes, and other deviations from standard residential developments. The applicant proposes to address this flexibility with conditions of approval in the event short-term rental options are selected at the time of Level 2 approvals for each development area.

### **LEGAL DESCRIPTION**

THAT PART OF SECTIONS 21,22, AND 28, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING EAST OF THE HORSE CREEK CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 9281, PAGE 1495, PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF SAID SECTION 21 ALSO BEING THE SOUTHWEST CORNER OF SECTION 22, THE NORTHEAST CORNER OF SECTION 28, THE NORTHWEST CORNER OF SECTION 27, AND THE NORTHWEST CORNER OF CRESCENT RIDGE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 77, PAGES 46 & 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; RUN THENCE ALONG THE NORTH BOUNDARY OF SAID CRESCENT RIDGE, AND SECTION 27, ALSO BEING THE SOUTH BOUNDARY OF SECTION 22, N89°28'04"E A DISTANCE OF 689.97 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 7; RUN THENCE ALONG THE BOUNDARY OF SAID CONSERVATION EASEMENT THE FOLLOWING FOUR COURSES: (1) N42°59'28"E A DISTANCE OF 477.51 FEET; (2) N80°58'59"E A DISTANCE OF 354.75 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1694.50 FEET, A DELTA ANGLE OF 22°16'49", A CHORD WHICH BEARS S87°52'37"E, A DISTANCE OF 654.79 FEET; (3) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 658.93 FEET; (4) S76°44'12"E A DISTANCE OF 308.12 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; RUN THENCE ALONG SAID WEST LINE N00°37'47"W A DISTANCE OF 35.71 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; RUN THENCE ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 AND THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, N89°35'05"E A DISTANCE OF 1223.24 FEET TO THE WESTERN RIGHT OF WAY LINE OF COUNTY ROAD 547; RUN THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, N15°13'34"W A DISTANCE OF 341.40 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; RUN THENCE ALONG SAID NORTH LINE S89°42'17"W A DISTANCE OF 804.78 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SAID POINT BEING A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; RUN THENCE ALONG THE WEST LINE OF SAID NORTH 1/2, N00°42'08"W A DISTANCE OF 150.50 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 6; RUN THENCE ALONG SAID BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 6 THE FOLLOWING



TWENTY THREE COURSES: (1) S89°08'21"W A DISTANCE OF 21.49 FEET; (2) N86°45'00"W A DISTANCE OF 51.73 FEET; (3) N85°27'04"W A DISTANCE OF 48.36 FEET; (4) N85°47'41"W A DISTANCE OF 43.95 FEET; (5) S81°23'46"W A DISTANCE OF 41.78 FEET; (6) N76°46'57"W A DISTANCE OF 54.19 FEET; (7) N51°56'33"W A DISTANCE OF 54.64 FEET; (8) N06°15'43"W A DISTANCE OF 83.81 FEET; (9) N01°50'25"W A DISTANCE OF 45.02 FEET; (10) N48°17'48"W A DISTANCE OF 22.16 FEET; (11) N51°57'55"W A DISTANCE OF 43.73 FEET; (12) N53°10'46"W A DISTANCE OF 67.39 FEET; (13) N46°15'46"W A DISTANCE OF 52.59 FEET; (14) N54°11'15"W A DISTANCE OF 20.81 FEET; (15) N56°57'10"W A DISTANCE OF 37.66 FEET; (16) N73°11'09"W A DISTANCE OF 46.56 FEET; (17) N68°04'37"W A DISTANCE OF 30.63 FEET; (18) N75°34'07"W A DISTANCE OF 53.56 FEET; (19) N76°24'40"W A DISTANCE OF 35.80 FEET; (20) N83°14'14"W A DISTANCE OF 58.21 FEET; (21) N50°42'08"W A DISTANCE OF 99.71 FEET; (22) N18°12'23"W A DISTANCE OF 39.64 FEET; (23) N14°44'06"W A DISTANCE OF 19.02 FEET TO NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; RUN THENCE ALONG SAID NORTH LINE, S89°25'21"W A DISTANCE OF 61.60 FEET TO THE SOUTHEAST CORNER OF CHATEAU AT ASTONIA ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 198, PAGES 25 - 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID CHATEAU AT ASTONIA, S89°31'51"W A DISTANCE OF 1116.97 FEET TO THE SOUTHEAST CORNER OF ASTONIA PHASE 2 & 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 192, PAGES 27 - 41, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID ASTONIA PHASE 2 & 3, S89°31'29"W A DISTANCE OF 663.35 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; RUN THENCE ALONG THE WEST LINE OF SAID ASTONIA PHASE 2 & 3, N00°29'56"W A DISTANCE OF 0.37'; THENCE S89°29'53"W A DISTANCE OF 395.07 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 11; RUN THENCE ALONG SAID BOUNDARY OF CONSERVATION EASEMENT # 11 THE FOLLOWING SIX COURSES: (1) S00°29'32"E A DISTANCE OF 167.92 FEET; (2) N79°47'48"W A DISTANCE OF 76.42 FEET; (3) S69°11'57"W A DISTANCE OF 321.77 FEET; (4) S83°33'29"W A DISTANCE OF 149.85 FEET; (5) N65°04'17"W A DISTANCE OF 290.42 FEET; (6) N10°08'57"E A DISTANCE OF 158.89 FEET; THENCE S89°29'53"W A DISTANCE OF 179.84 FEET TO A NON TANGENT, NON RADIAL POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1110.00 FEET, A DELTA ANGLE OF 17°10'09", A CHORD WHICH BEARS N05°44'50"W, 331.38 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 332.62 FEET; THENCE N87°09'46"W A DISTANCE OF 80.00 FEET; THENCE S78°11'28"W A DISTANCE OF 810.18 FEET; THENCE N26°04'12"E A DISTANCE OF 1289.20 FEET; THENCE S89°43'02"W A DISTANCE OF 503.72 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 5; RUN THENCE ALONG SAID

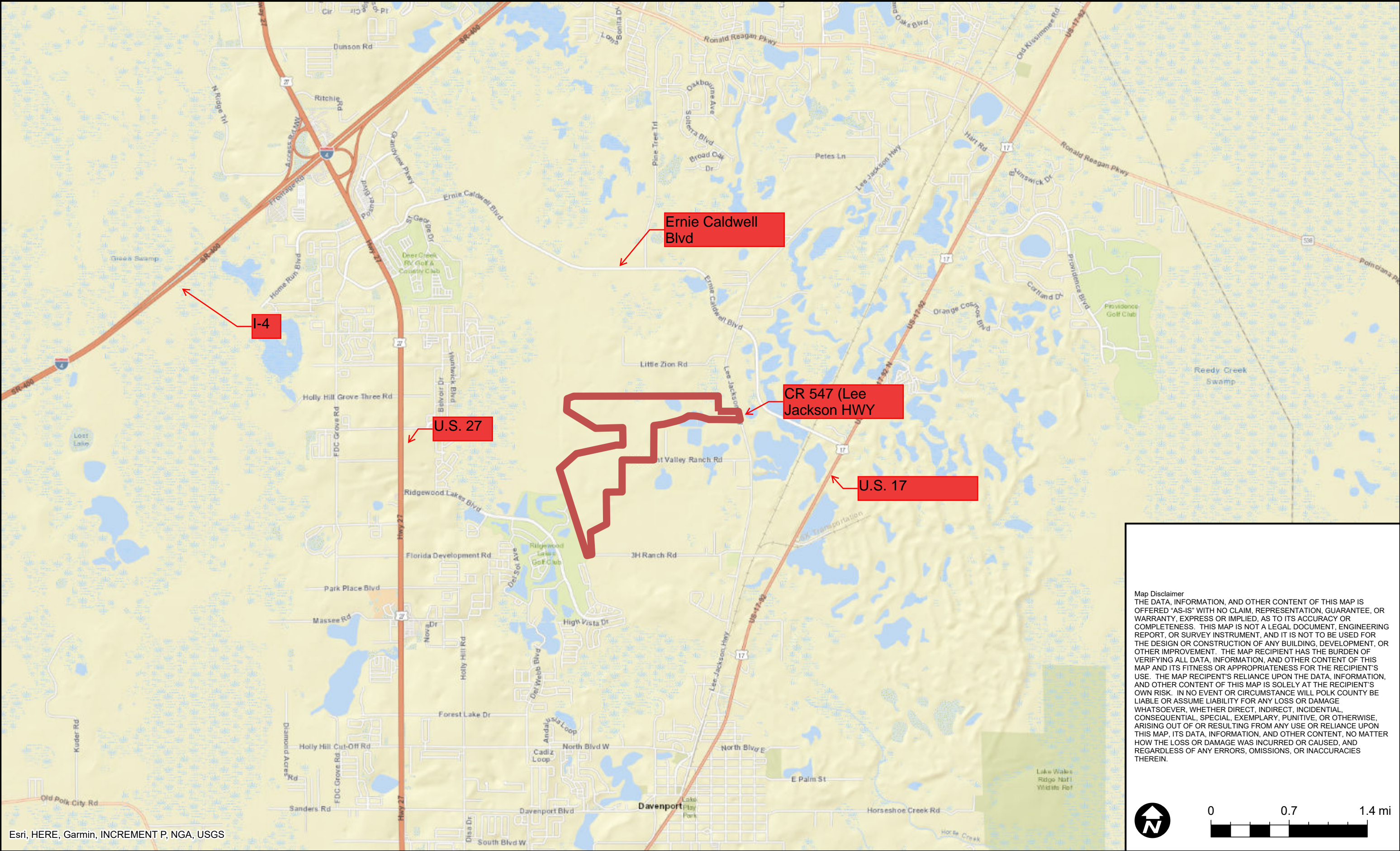
BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 5 THE FOLLOWING FOUR COURSES: (1) S00°16'45"E A DISTANCE OF 135.14 FEET; (2) S25°16'55"W A DISTANCE OF 500.94 FEET; (3) S47°06'47"W A DISTANCE OF 750.00 FEET; (4) S64°06'47"W A DISTANCE OF 785.00 FEET TO A POINT ON THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 2; RUN THENCE ALONG SAID BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 2 THE FOLLOWING ELEVEN COURSES: (1) S00°06'47"W A DISTANCE OF 466.00 FEET; (2) S58°53'13"E A DISTANCE OF 1400.00 FEET; (3) S89°53'13"E A DISTANCE OF 1458.15 FEET; (4) S05°29'14"E A DISTANCE OF 366.01 FEET (5) S00°06'47"W A DISTANCE OF 177.46 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 78°53'22", A CHORD WHICH BEARS S50°40'06"W A DISTANCE OF 222.37 FEET; (6) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 240.95 FEET TO A POINT OF TANGENCY; (7) N89°53'13"W A DISTANCE OF 134.75 FEET; (8) S83°05'32"W A DISTANCE OF 368.16 FEET; (9) S77°06'47"W A DISTANCE OF 1675.00 FEET; (10) S46°57'56"W A DISTANCE OF 861.35 FEET; (11) S89°21'14"W 24.57 FEET TO SAID EAST BOUNDARY OF THE HORSE CREEK CANAL; RUN THENCE ALONG SAID EAST BOUNDARY OF THE HORSE CREEK CANAL THE FOLLOWING TWO COURSES: (1) S00°19'19"E A DISTANCE OF 37.00 FEET; (2) S17°24'06"E A DISTANCE OF 3740.36 FEET TO THE SOUTH LINE OF SAID SECTION 28; RUN THENCE ALONG SAID SOUTH LINE OF SECTION 28, N89°42'31"E A DISTANCE OF 239.36 FEET TO THE BOUNDARY OF UNRECORDED CONSERVATION EASEMENT # 8, PART A; RUN THENCE ALONG THE BOUNDARY OF SAID CONSERVATION EASEMENT # 8 THE FOLLOWING TWO COURSES: (1) N02°58'53"W A DISTANCE OF 953.97 FEET; (2) N59°59'12"E A DISTANCE OF 741.44 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; RUN THENCE ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, N00°01'13"E A DISTANCE OF 1320.66 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2; RUN THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, N89°47'03"E A DISTANCE OF 660.40 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; RUN THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, N00°01'13"W A DISTANCE OF 756.96 FEET TO THE INTERSECTION WITH THE MAINTAINED RIGHT OF WAY OF CRESCENT VALLEY RANCH ROAD AS DEPICTED IN MAINTAINED RIGHT OF WAY MAP 1, PAGE 260, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID MAINTAINED RIGHT OF WAY LINE THE FOLLOWING EIGHTEEN COURSES: (1) S89°58'35"W A DISTANCE OF 7.93 FEET; (2) N00°32'58"E A DISTANCE OF 100.00 FEET; (3) N01°10'09"W A DISTANCE OF 100.02 FEET; (4) N01°10'09"W A DISTANCE OF 100.02 FEET; (5) N03°27'26"W A DISTANCE OF 100.18 FEET; (6) N00°01'25"W A DISTANCE OF 54.00 FEET; (7) N20°06'24"E A DISTANCE

OF 47.92 FEET TO NON TANGENT POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 86.89 FEET, A DELTA ANGLE OF  $09^{\circ}35'33''$ , A CHORD WHICH BEARS  $N01^{\circ}48'52''E$  A DISTANCE OF 14.53 FEET; (8) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 14.55 FEET; (9)  $N00^{\circ}02'25''W$  A DISTANCE OF 49.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; (10)  $N89^{\circ}48'20''E$  A DISTANCE OF 23.68 FEET TO A NON TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 74.23 FEET, A DELTA ANGLE OF  $37^{\circ}54'25''$ , A CHORD WHICH BEARS  $N70^{\circ}09'01''E$  A DISTANCE OF 48.22 FEET; (11) RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 49.11 FEET; (12) THENCE NON TANGENT TO THE PREVIOUS COURSE, RUN  $N00^{\circ}44'56''E$  A DISTANCE OF 0.88 FEET; (13)  $S89^{\circ}26'17''E$  A DISTANCE OF 165.01 FEET; (14)  $N89^{\circ}34'52''E$  A DISTANCE OF 200.00 FEET; (15)  $N89^{\circ}40'35''E$  A DISTANCE OF 300.00 FEET; (16)  $N89^{\circ}17'40''E$  A DISTANCE OF 200.01 FEET; (17)  $N89^{\circ}52'03''E$  A DISTANCE OF 300.00 FEET; (18)  $N89^{\circ}11'16''E$  A DISTANCE OF 84.24 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28; RUN THENCE ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28,  $N00^{\circ}08'34''W$  A DISTANCE OF 1301.50 FEET TO THE POINT OF BEGINNING.

## **MAPS**

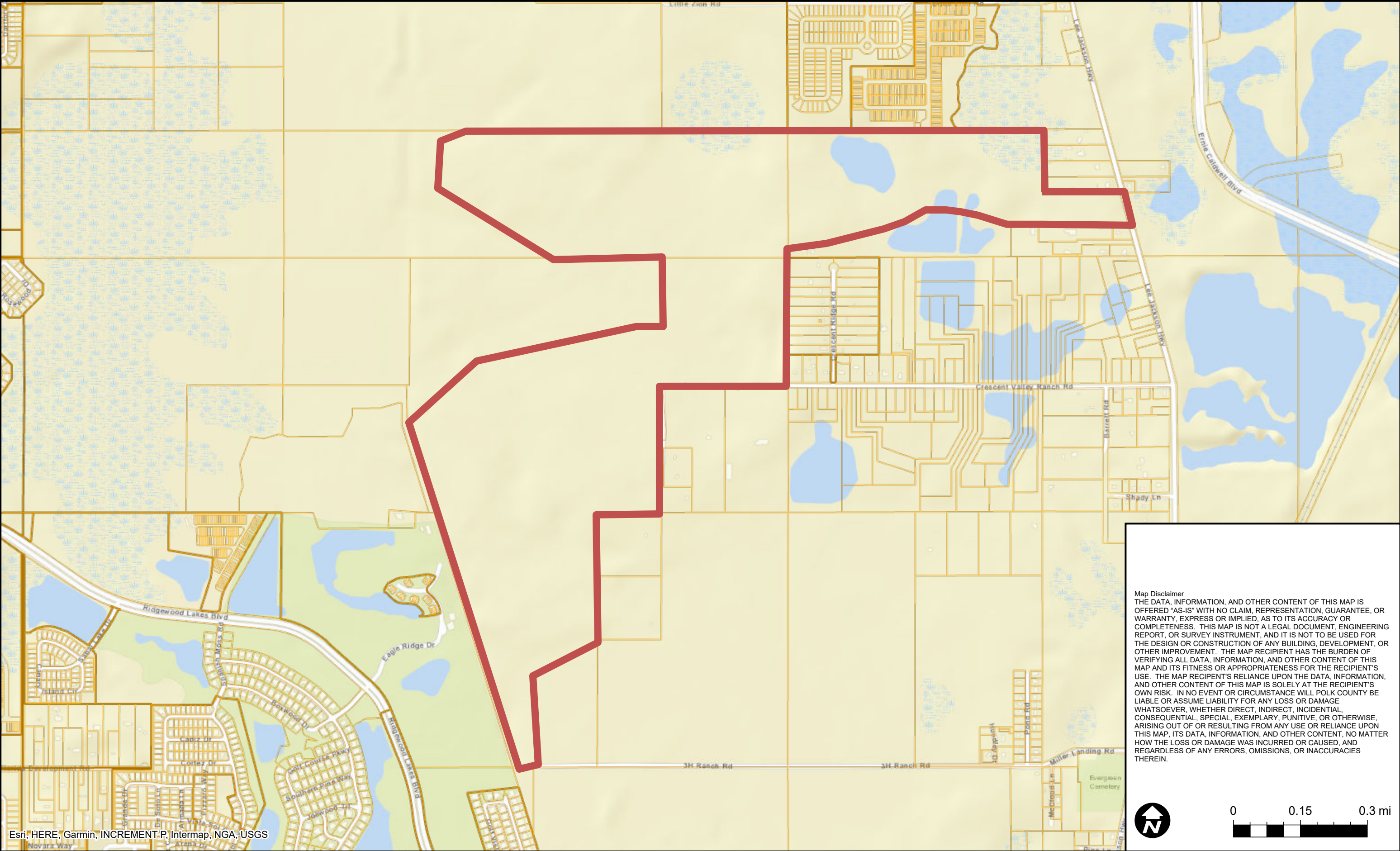


Location Map

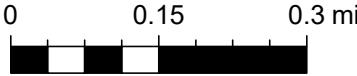




Site Boundary Map

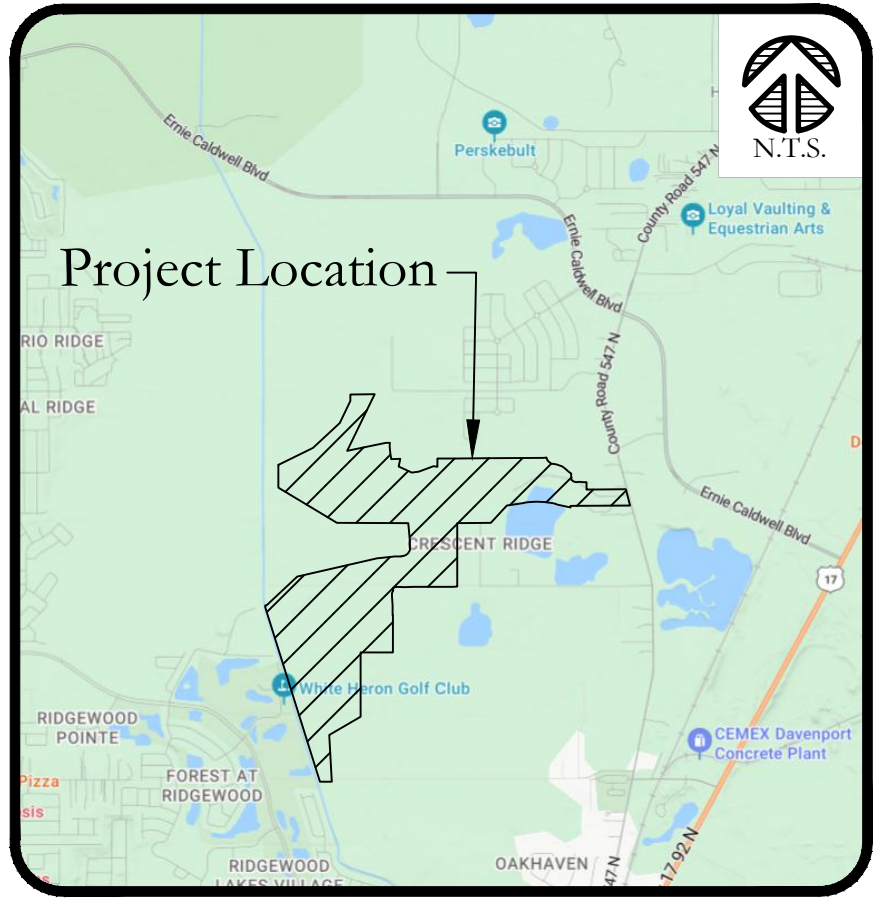


Map Disclaimer  
THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS OFFERED "AS-IS" WITH NO CLAIM, REPRESENTATION, GUARANTEE, OR WARRANTY, EXPRESS OR IMPLIED, AS TO ITS ACCURACY OR COMPLETENESS. THIS MAP IS NOT A LEGAL DOCUMENT, ENGINEERING REPORT, OR SURVEY INSTRUMENT, AND IT IS NOT TO BE USED FOR THE DESIGN OR CONSTRUCTION OF ANY BUILDING, DEVELOPMENT, OR OTHER IMPROVEMENT. THE MAP RECIPIENT HAS THE BURDEN OF VERIFYING ALL DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP AND ITS FITNESS OR APPROPRIATENESS FOR THE RECIPIENT'S USE. THE MAP RECIPIENT'S RELIANCE UPON THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS SOLELY AT THE RECIPIENT'S OWN RISK. IN NO EVENT OR CIRCUMSTANCE WILL POLK COUNTY BE LIABLE OR ASSUME LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER, WHETHER DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR OTHERWISE, ARISING OUT OF OR RESULTING FROM ANY USE OR RELIANCE UPON THIS MAP, ITS DATA, INFORMATION, AND OTHER CONTENT, NO MATTER HOW THE LOSS OR DAMAGE WAS INCURRED OR CAUSED, AND REGARDLESS OF ANY ERRORS, OMISSIONS, OR INACCURACIES THEREIN.





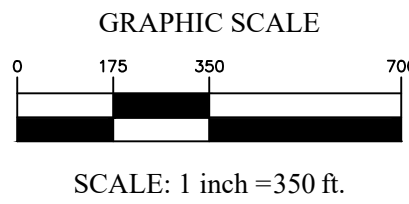
HORSE CREEK RESERVE  
PLANNED DEVELOPMENT



Location Map

LEGEND

- 40' WIDE SINGLE-FAMILY LOTS
- TYPICAL TOWNHOME UNIT
- TYPE "C" BUFFER
- OS-2 CALCULATED OPEN SPACE & LABEL
- A-1 AMENITY LABEL
- L.S. LIFT STATION LOCATION



SITE DATA:

PARCEL INFORMATION:

PARCEL IDS:	PARCEL 1: 272621-000000-022000, PARCEL 2: 272622-000000-042010 PARCEL 3: 272628-000000-014010
TOTAL PROJECT AREA:	373.64 AC
PROPOSED USE:	RESIDENTIAL
PROPOSED TOTAL RESIDENTIAL DENSITY:	1,457 TOTAL UNITS (3.90 DU/AC)
PROPOSED SINGLE-FAMILY RESIDENTIAL LOTS:	1,237 UNITS
MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SIZE:	5,000 S.F. 40% LOTS = 598 (41.4% OF S.F. UNITS) 50% LOTS = 639 (44.4% OF S.F. UNITS)
PROPOSED TOWNHOME RESIDENTIAL LOTS:	220 UNITS (15.4% OF TOTAL UNITS)
MINIMUM TOWNHOME RESIDENTIAL LOT SIZE:	2,200 S.F.
MAXIMUM STRUCTURE HEIGHT:	50'
FLOOD ZONE:	"X" & "A"
FIRM PANEL:	12105C0230H
FIRM DATE:	DECEMBER 22, 2016
LAND USE:	RL-4X NORTH RIDGE
SELECT AREA PLAN (SAP):	2,914
PARKING SPACES PROVIDED ON EACH LOT (2 PER LOT):	284
OFF-STREET PARKING SPACES:	3,198
TOTAL PARKING SPACES FOR RES. DEVELOPMENT:	373.57 ACRES
TOTAL DEVELOPABLE AREA (TDA):	74.71 ACRES
REQUIRED OPEN SPACE (20% OF TDA):	113.97 ACRES (30% +/-)
OPEN SPACE PROVIDED:	16.72 ACRES
REQUIRED RECREATIONAL SPACE (500 sq ft / Lot):	18.40 ACRES
RECREATION SPACE PROVIDED:	

OPEN / RECREATION SPACE TABLE

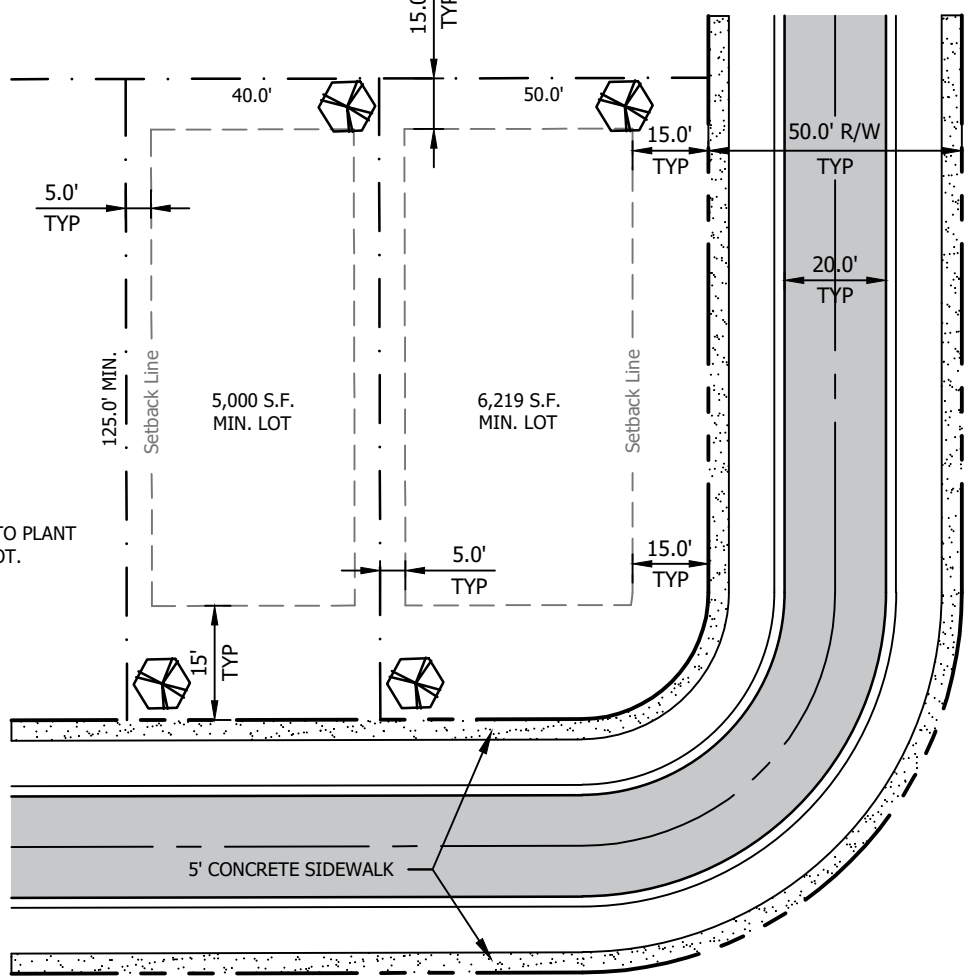
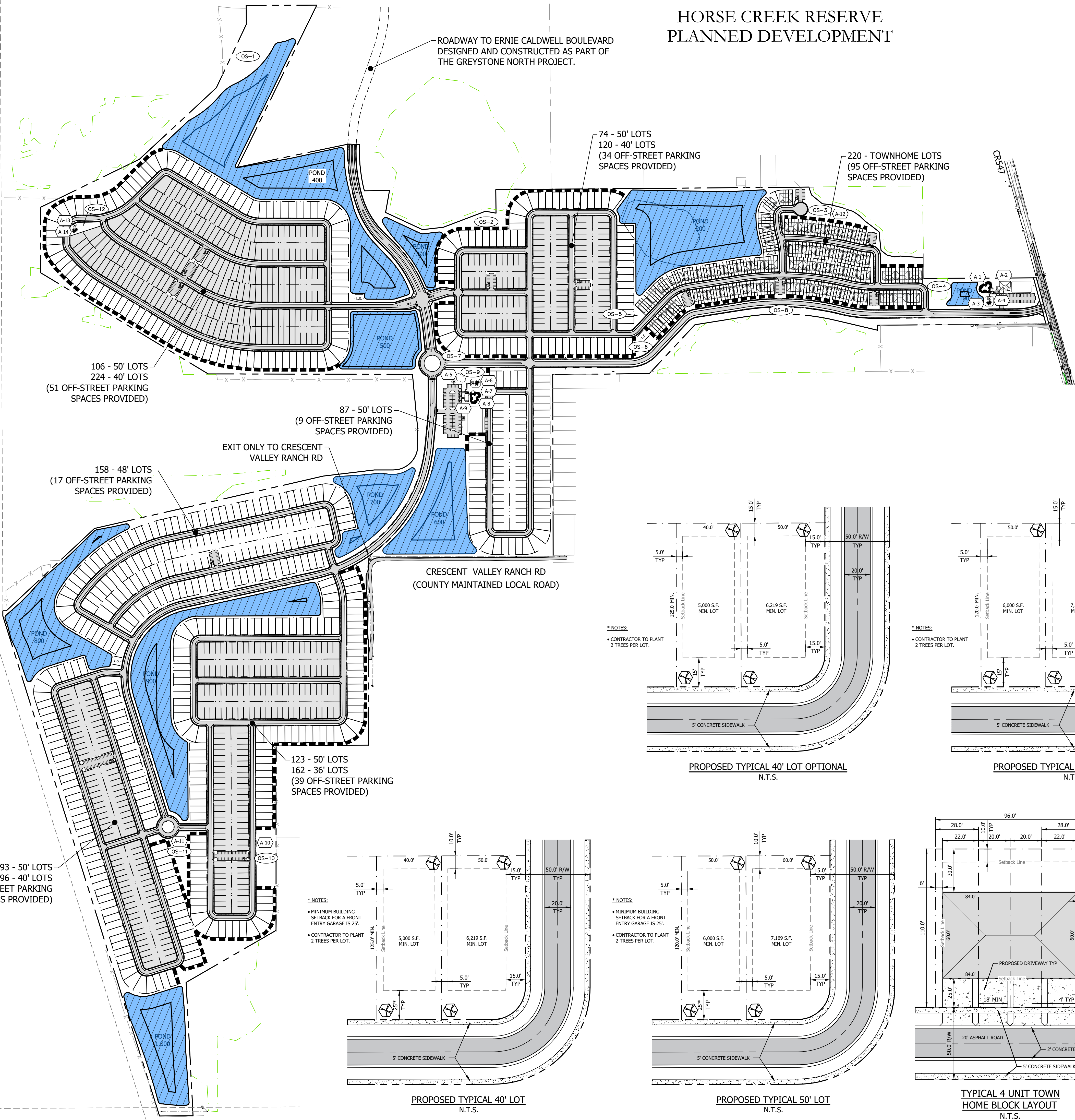
OPEN SPACE ID	DESCRIPTION	AREA (ACRE)	MAINTENANCE ENTITY
OS-1	OPEN SPACE ONLY	12.32	CDD
OS-2	OPEN SPACE ONLY	3.56	CDD
OS-3	OPEN SPACE W/ RECREATION	2.24	CDD
OS-4	OPEN SPACE W/ RECREATION	3.95	CDD
OS-5	OPEN SPACE ONLY	0.31	CDD
OS-6	OPEN SPACE ONLY	3.09	CDD
OS-7	OPEN SPACE ONLY	0.96	CDD
OS-8	OPEN SPACE ONLY	5.57	CDD
OS-9	OPEN SPACE W/ RECREATION	4.66	CDD
OS-10	OPEN SPACE W/ RECREATION	5.66	CDD
OS-11	OPEN SPACE W/ RECREATION	1.58	CDD
OS-12	OPEN SPACE W/ RECREATION	0.31	CDD
TOTAL OPEN SPACE		113.52	
TOTAL RECREATIONAL SPACE		18.40	

AMENITY TABLE

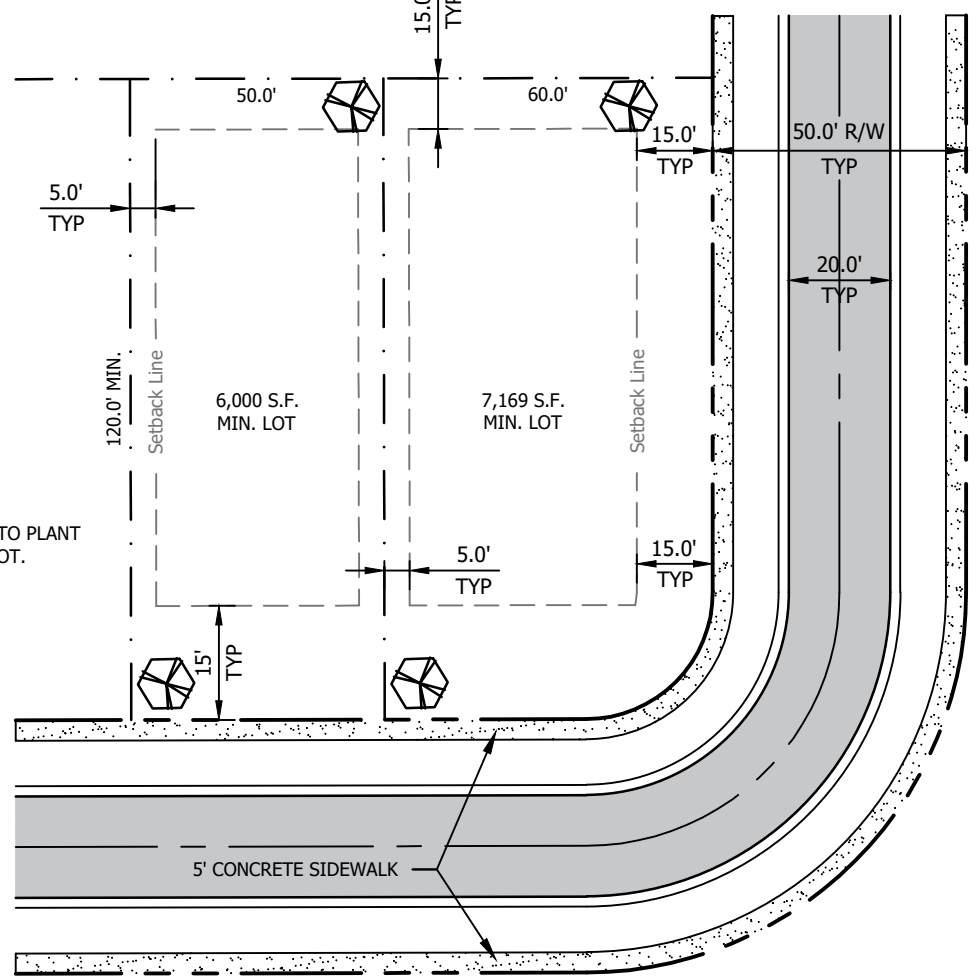
OPEN SPACE ID	DESCRIPTION	AMENITY TYPE	AMENITY POINTS	MAINTENANCE ENTITY
A-1	COMMUNITY POOL	IV	200	CDD
A-2	CLUBHOUSE	IV	75	CDD
A-3	PLAYGROUND	II	75	CDD
A-4	PICNIC PAVILION	II	75	CDD
A-5	TOT LOT	II	75	CDD
A-6	PICNIC PAVILION	II	75	CDD
A-7	PLAYGROUND	II	75	CDD
A-8	COMMUNITY POOL	IV	200	CDD
A-9	CLUBHOUSE	IV	75	CDD
A-10	DOG PARK	II	75	CDD
A-11	DOG PARK	II	75	CDD
A-12	DOG PARK	II	75	CDD
A-13	PICNIC PAVILION	II	75	CDD
A-14	PLAYGROUND	II	75	CDD
TOTAL AMENITY POINTS			1,550	
TOTAL AMENITY POINTS REQUIRED			1,481	

GENERAL NOTES

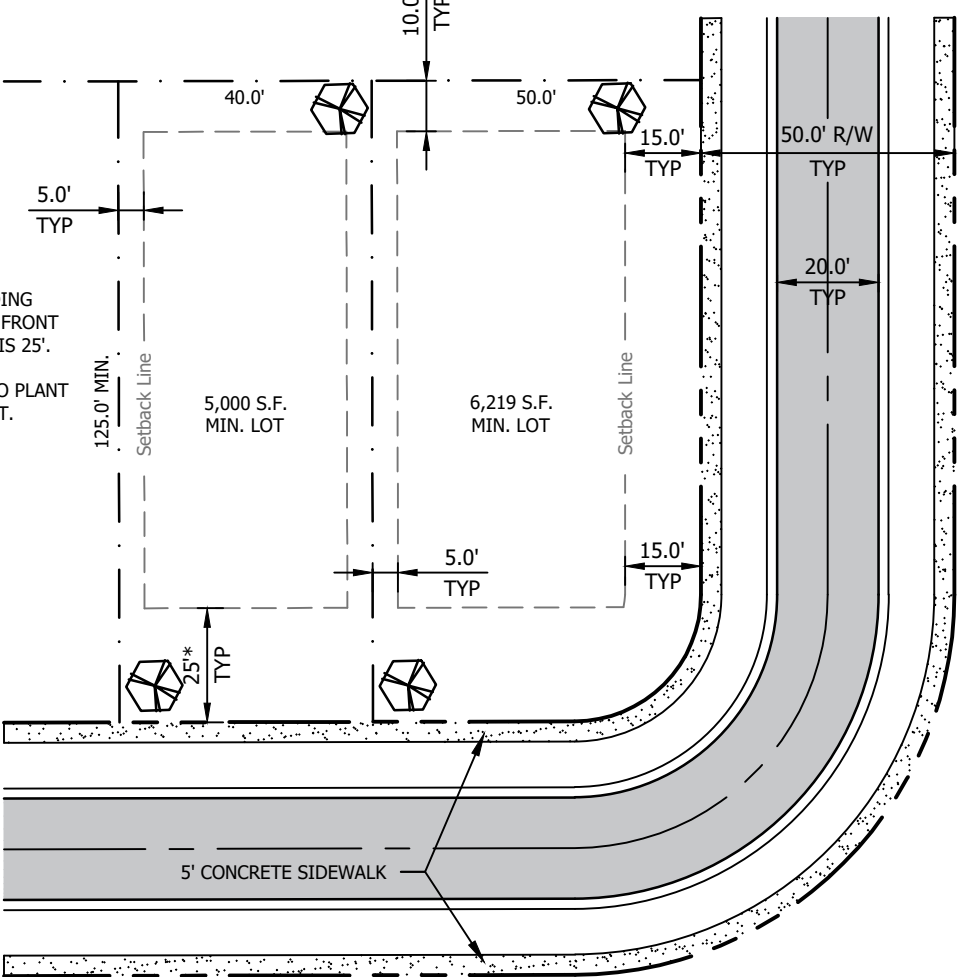
- THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES. THE LOCATION, LIMITS AND TIMING OF EACH PHASE IS YET TO BE DETERMINED.
- WETLAND LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE THE EXACT BOUNDARIES, SIZE, TYPE AND QUALITY OF ALL ONSITE WETLANDS SHALL BE DETERMINED PRIOR TO LEVEL 2 REVIEW.
- THE PARCEL ID NOS. AND FUTURE LAND USE DESIGNATIONS OF ALL ADJACENT PROPERTIES ARE PROVIDED ON THIS PLAN.
- A MINIMUM OF ONE (2) CANOPY TREES SHALL BE PLANTED ON EACH RESIDENTIAL LOT. TREE PLANTMENT TO BE DETERMINED BY THE HOME BUILDER.
- PUBLIC WATER & SEWER SERVICE SHALL BE PROVIDED BY POLK COUNTY UTILITIES.



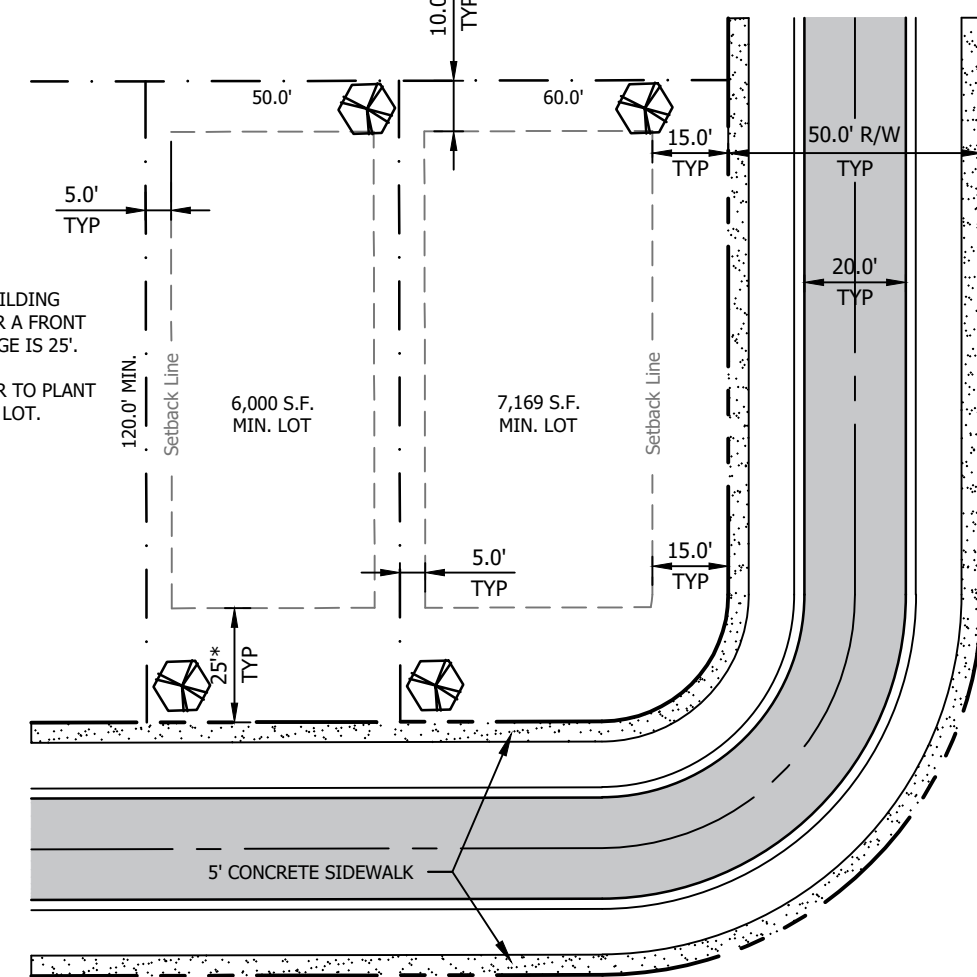
PROPOSED TYPICAL 40' LOT OPTIONAL  
N.T.S.



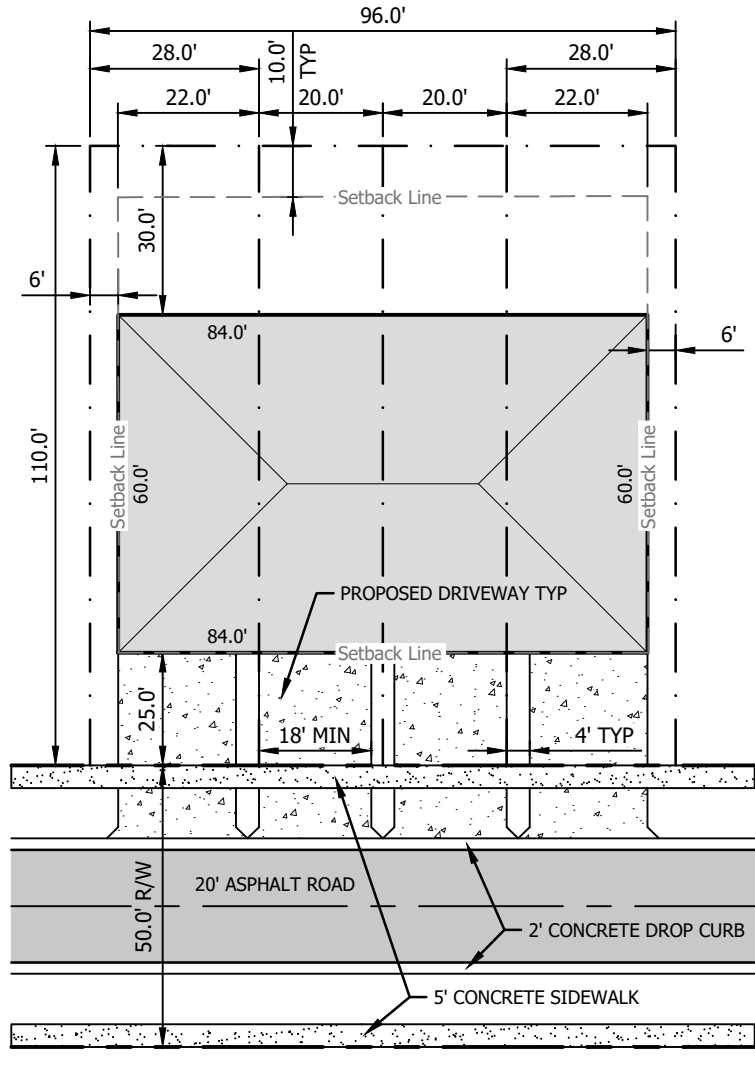
PROPOSED TYPICAL 50' LOT OPTIONAL  
N.T.S.



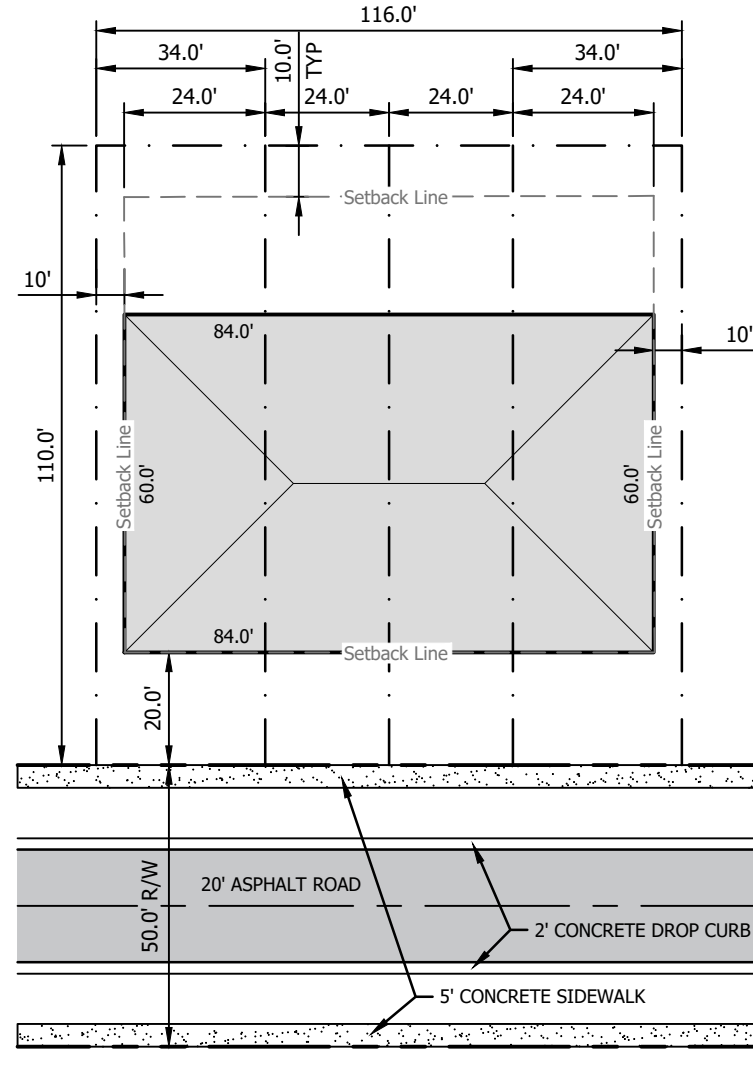
PROPOSED TYPICAL 40' LOT  
N.T.S.



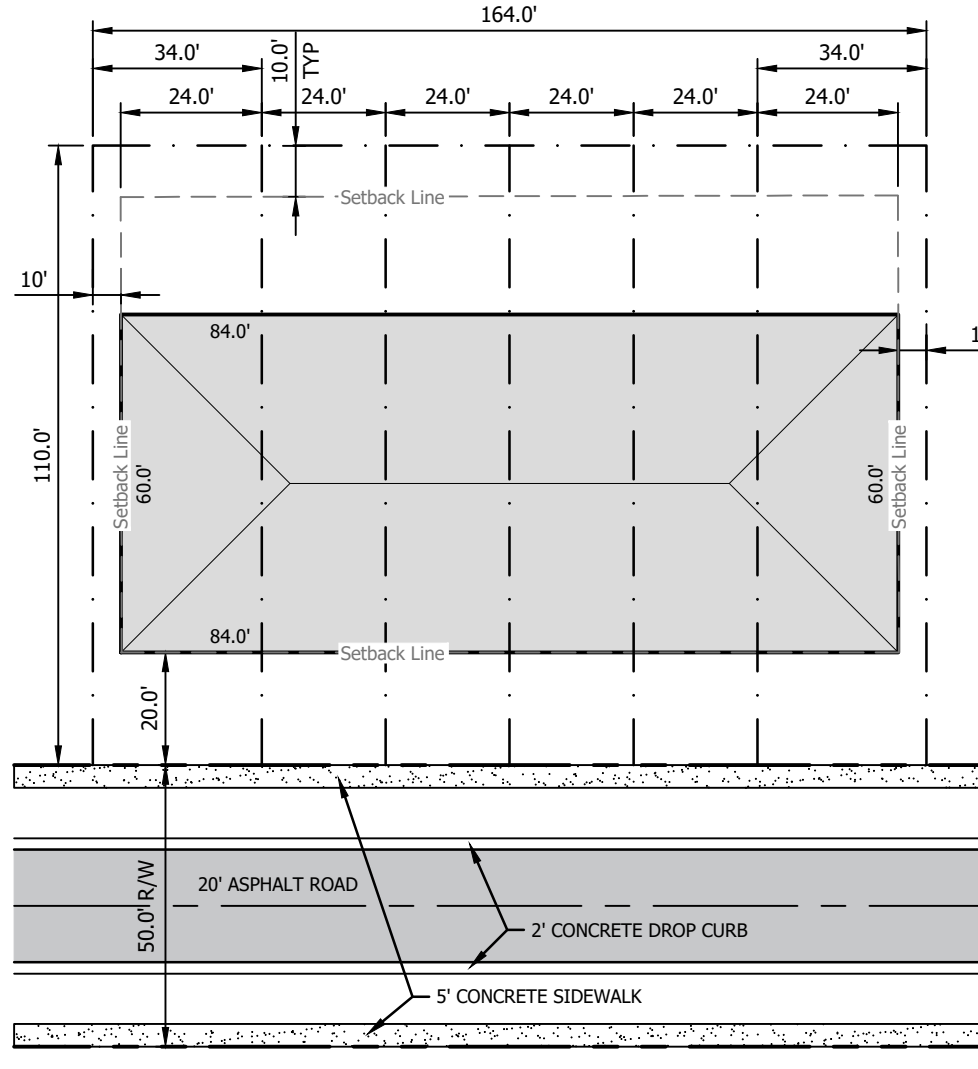
PROPOSED TYPICAL 50' LOT  
N.T.S.



TYPICAL 4 UNIT TOWN  
HOME BLOCK LAYOUT  
N.T.S.



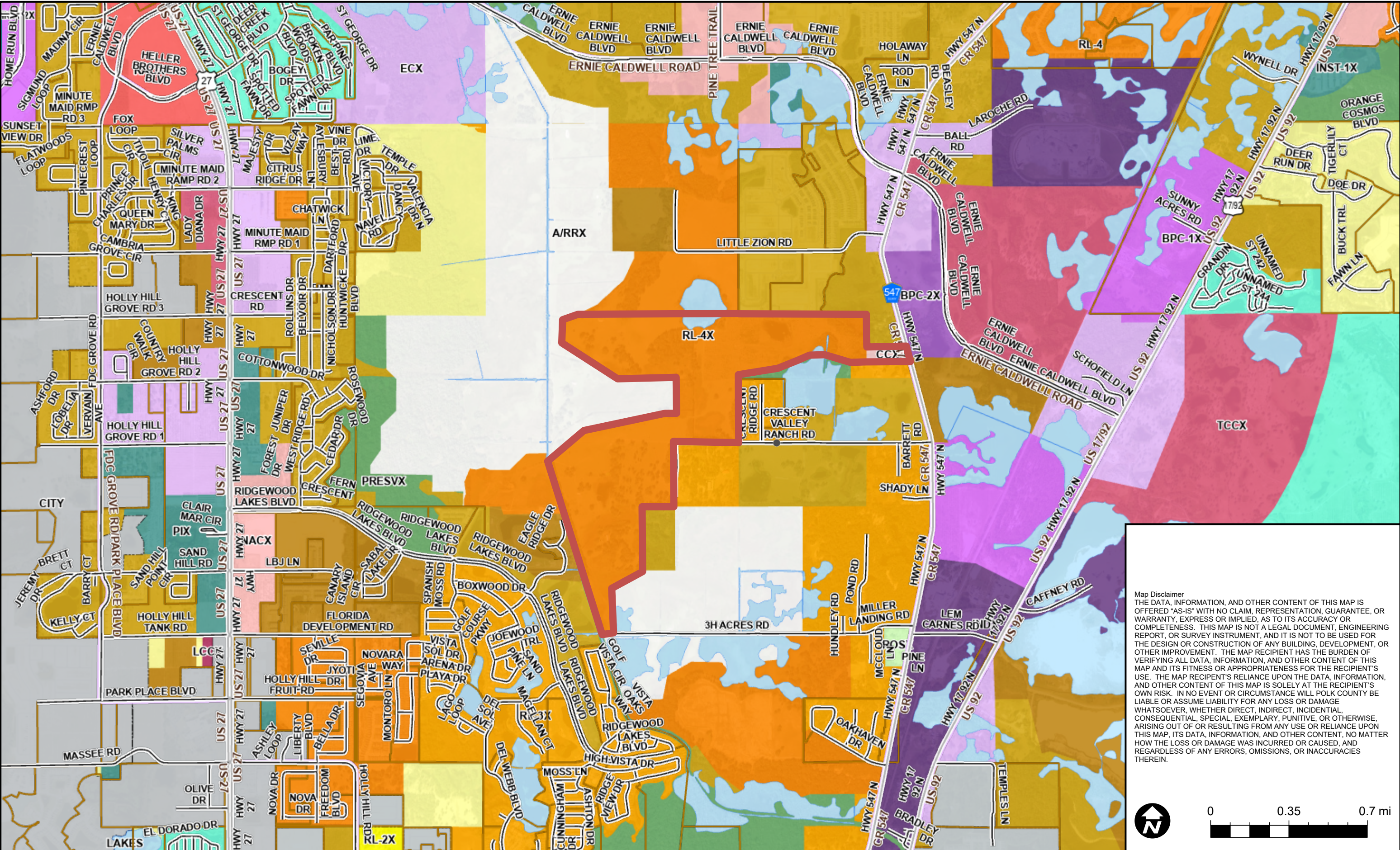
TYPICAL 4 UNIT TOWN  
HOME BLOCK LAYOUT OPTIONAL  
N.T.S.



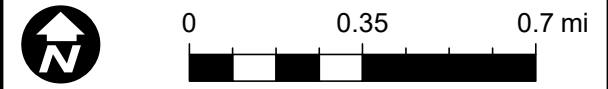
TYPICAL 6 UNIT TOWN  
HOME BLOCK LAYOUT OPTIONAL  
N.T.S.



Future Land Use Map

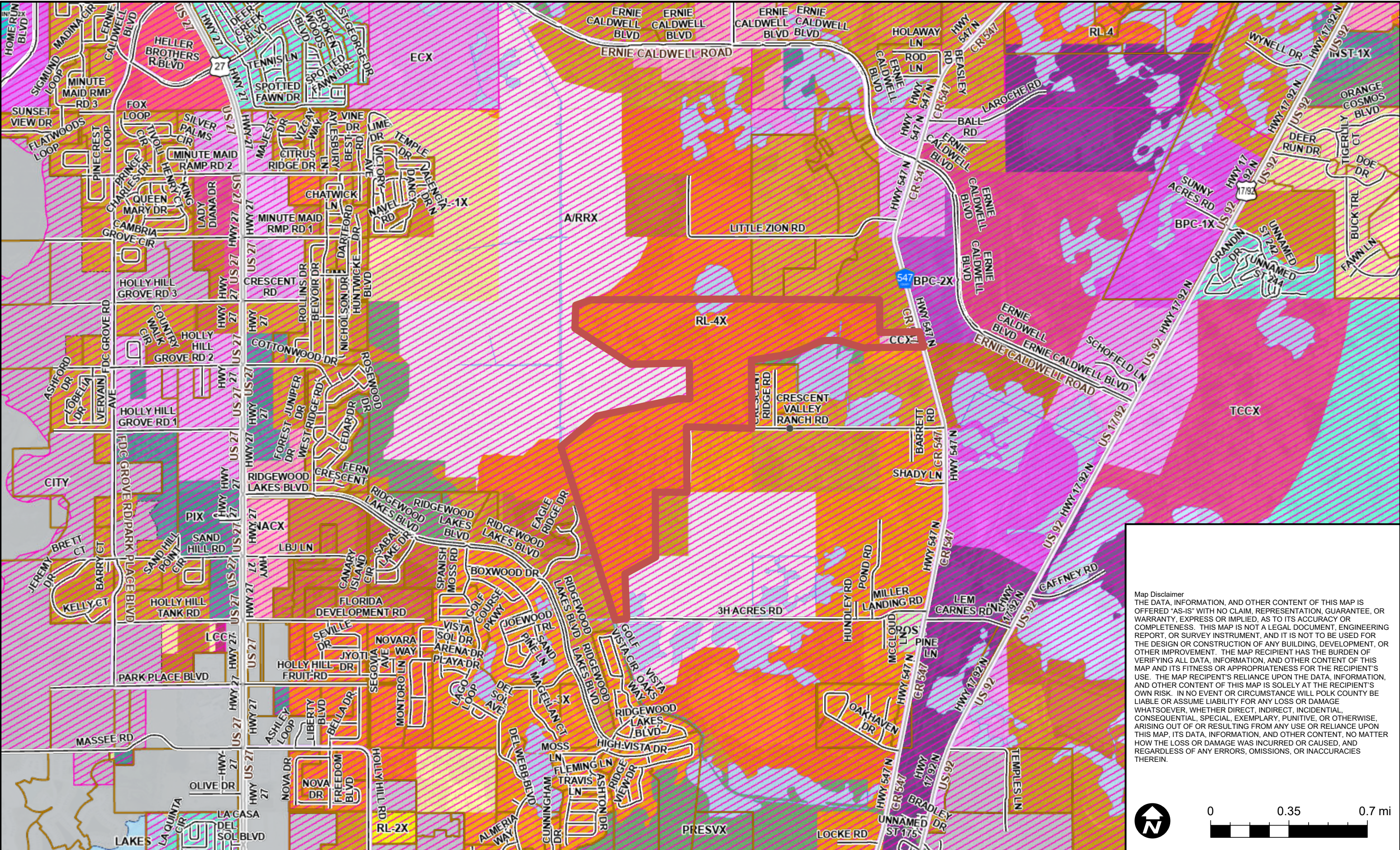


Map Disclaimer  
THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS OFFERED "AS-IS" WITH NO CLAIM, REPRESENTATION, GUARANTEE, OR WARRANTY, EXPRESS OR IMPLIED, AS TO ITS ACCURACY OR COMPLETENESS. THIS MAP IS NOT A LEGAL DOCUMENT, ENGINEERING REPORT, OR SURVEY INSTRUMENT, AND IT IS NOT TO BE USED FOR THE DESIGN OR CONSTRUCTION OF ANY BUILDING, DEVELOPMENT, OR OTHER IMPROVEMENT. THE MAP RECIPIENT HAS THE BURDEN OF VERIFYING ALL DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP AND ITS FITNESS OR APPROPRIATENESS FOR THE RECIPIENT'S USE. THE MAP RECIPIENT'S RELIANCE UPON THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS SOLELY AT THE RECIPIENT'S OWN RISK. IN NO EVENT OR CIRCUMSTANCE WILL POLK COUNTY BE LIABLE OR ASSUME LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER, WHETHER DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR OTHERWISE, ARISING OUT OF OR RESULTING FROM ANY USE OR RELIANCE UPON THIS MAP, ITS DATA, INFORMATION, AND OTHER CONTENT, NO MATTER HOW THE LOSS OR DAMAGE WAS INCURRED OR CAUSED, AND REGARDLESS OF ANY ERRORS, OMISSIONS, OR INACCURACIES THEREIN.

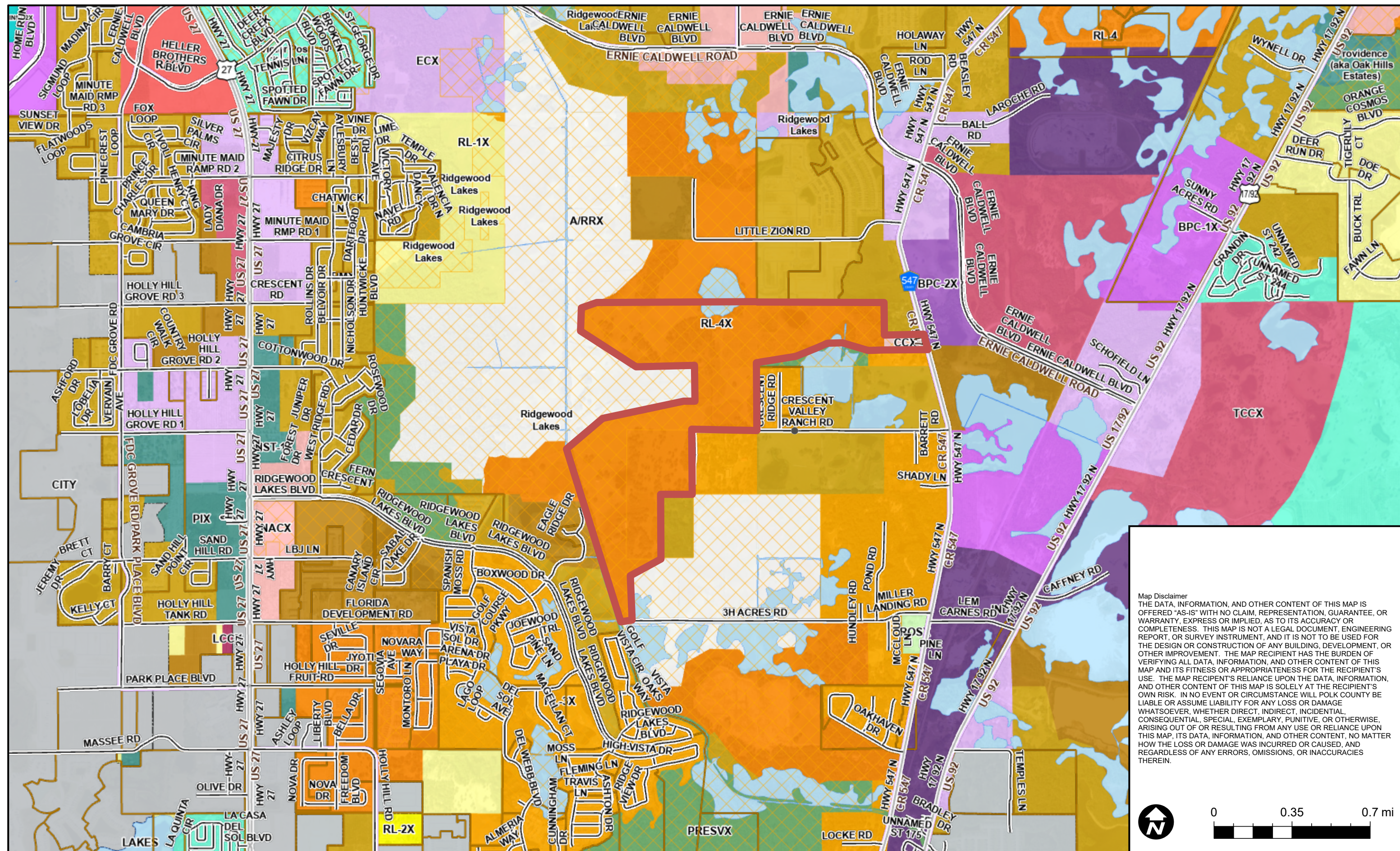




Future Land Use Map w/ Northridge SAP Overlay

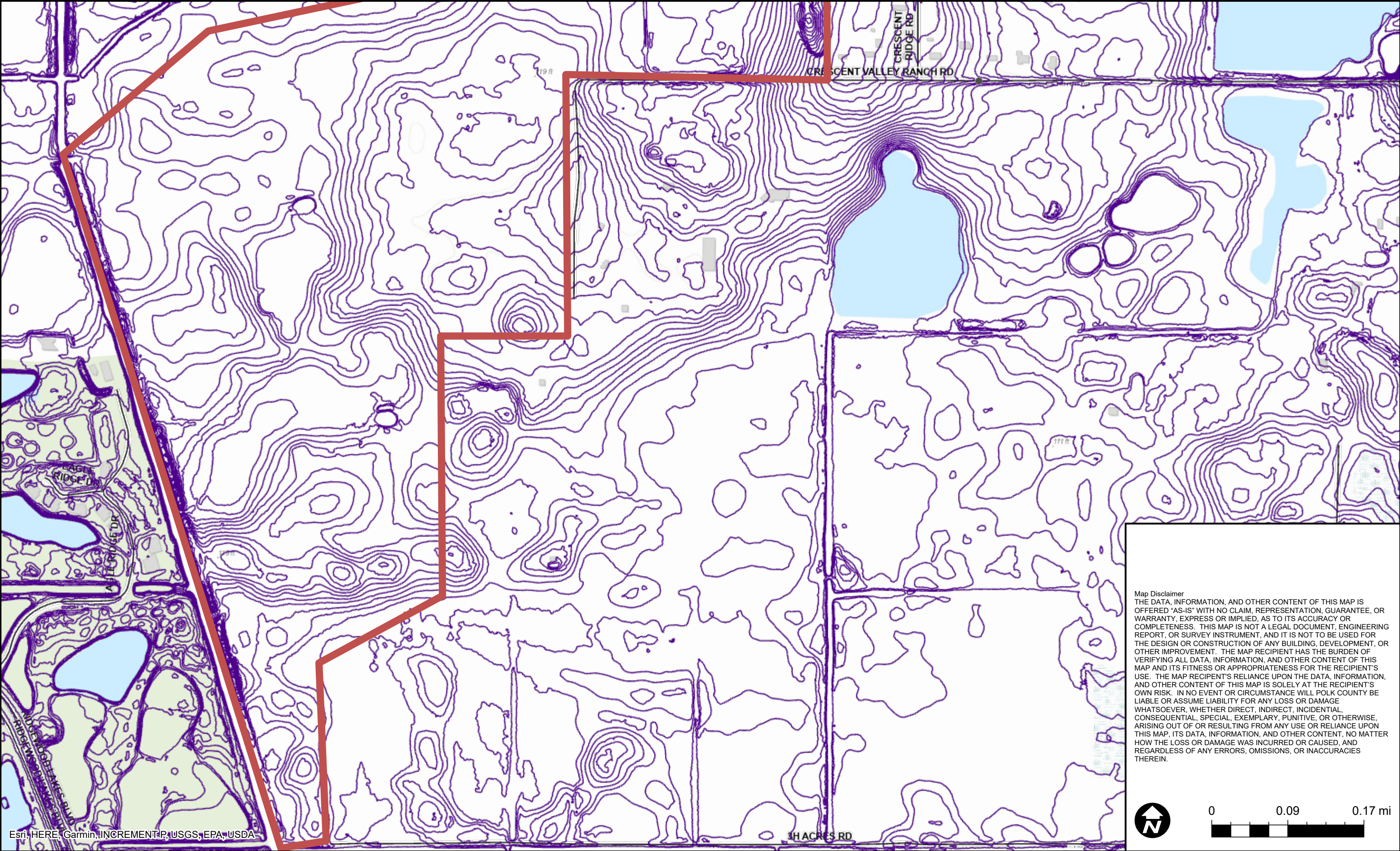




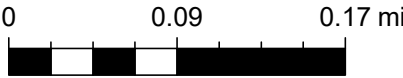




Topography Map - South Side of Subject Property



Map Disclaimer  
THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS OFFERED "AS-IS" WITH NO CLAIM, REPRESENTATION, GUARANTEE, OR WARRANTY, EXPRESS OR IMPLIED, AS TO ITS ACCURACY OR COMPLETENESS. THIS MAP IS NOT A LEGAL DOCUMENT, ENGINEERING REPORT, OR SURVEY INSTRUMENT, AND IT IS NOT TO BE USED FOR THE DESIGN OR CONSTRUCTION OF ANY BUILDING, DEVELOPMENT, OR OTHER IMPROVEMENT. THE MAP RECIPIENT HAS THE BURDEN OF VERIFYING ALL DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP AND ITS FITNESS OR APPROPRIATENESS FOR THE RECIPIENT'S USE. THE MAP RECIPIENT'S RELIANCE UPON THE DATA, INFORMATION, AND OTHER CONTENT OF THIS MAP IS SOLELY AT THE RECIPIENT'S OWN RISK. IN NO EVENT OR CIRCUMSTANCE WILL POLK COUNTY BE LIABLE OR ASSUME LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER, WHETHER DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR OTHERWISE, ARISING OUT OF OR RESULTING FROM ANY USE OR RELIANCE UPON THIS MAP, ITS DATA, INFORMATION, AND OTHER CONTENT, NO MATTER HOW THE LOSS OR DAMAGE WAS INCURRED OR CAUSED, AND REGARDLESS OF ANY ERRORS, OMISSIONS, OR INACCURACIES THEREIN.





Topography Map - North Side of Subject Property

