

DEWBERRY
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801

RESOLUTION NO. 14-036

**AN AMENDED, UPDATED, AND RESTATED
DEVELOPMENT ORDER**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY RESTATING THE DEVELOPMENT ORDER PREVIOUSLY ISSUED FOR RIDGEWOOD LAKES GRANTING DEVELOPMENT OF REGIONAL IMPACT APPROVAL AND INCORPORATING THE AMENDMENTS APPROVED PURSUANT TO CHAPTER 380.06, FLORIDA STATUTES THROUGH THE DATE OF THIS RESOLUTION.

INSTR # 2014140902
BK 9318 Pgs 59-96 Pg(5) 38
RECORDED 08/18/2014 04:23:29 PM
STACY M. BUTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$324.50
RECORDED BY ambezieg

WHEREAS, the Polk County Board of County Commissioners hereafter referred to as "the Board," as the governing body of local government having jurisdiction pursuant to Section 380.06, Florida Statutes, is authorized and empowered to consider applications for developments of regional impact; and

WHEREAS, Continental Development, Ltd. (the current developer being Walton Acquisitions FL, LLC and Walton Ridgewood Village Development LP), hereafter referred to as "the Applicant," has filed the following documents (collectively, the Application) with the Board pursuant to Section 380.06, Florida Statutes:

1. An Application for Development Approval (ADA) submitted on December 14, 1984, seeking approval of a Development of Regional Impact (DRI);
2. A document entitled "Ridgewood Lakes Application for Development Approval, Response to Sufficiency Questions," dated February 8, 1985, providing supplemental DRI information; and
3. A document entitled "Ridgewood Lakes Market Report Update," dated March 22, 1985, providing supplemental DRI information.

WHEREAS, the Board held a duly noticed public hearing on the Application on May 21, 1985; and

WHEREAS, the Board solicited, received, and considered comments, reports, and recommendations from Continental Development, Ltd., other units of improvement, local agencies, and interested citizens all of whom were afforded the opportunity to participate in all proceedings before the Board relating to the application and were provided the opportunity to present witnesses, evidence, testimony, and argument on all issues, to conduct cross-examination, and to submit rebuttal testimony; and

WHEREAS, the Board has implemented a number of amendments to the Development Order which are incorporated into this Resolution, the dates of these amendments being as follows: August 12, 1986; April 7, 1987; July 21, 1987; January 26, 1988; October 11, 1988; May 8, 1990; February 25, 1992; July 5, 1994; April 4, 1995; and September 9, 1997; and November 25, 1997; and June 19, 2002; and July 11, 2007; March 17, 2010; January 7, 2011; and May 23, 2011; and

WHEREAS, J. L. Land Development, Inc., the Applicant, filed a Notice of Proposed Change (NOPC) on April 11, 2007 with the Board pursuant to Section 380.06, Florida Statutes relative to an Extension of Build-out for Phase One to June 30, 2012; and

WHEREAS, J. L. Land Development, Inc., the Applicant, filed a NOPC on November 23, 2009, with the Board pursuant to Section 380.06, Florida Statutes relative to an Extension of Build-out for Phase One to October 15, 2017; and

WHEREAS, Pulte Group, Inc., the Applicant, filed a NOPC on January 7, 2011, with the Board pursuant to Section 380.06, Florida Statutes relative to gaining construction access from Florida Development Road; and

WHEREAS, J. L. Land Development, Inc., the Applicant, filed a NOPC on May 23, 2011, with the Board pursuant to Section 380.06, Florida Statutes, in order to establish a temporary allowance within Phase II for a temporary non-phosphate mine and ancillary portable soil cement batch plant; and

WHEREAS, Walton Acquisitions FL, LLC and Walton Ridgewood Village Development LP, the Applicant, filed a NOPC on March 12, 2014, with the Board pursuant to Section 380.06, Florida Statutes, in order to add 665 residential units and 47,612 square feet of commercial uses on approximately 126 units of new land area to the Phase I boundary; and

WHEREAS, the Board has reviewed and considered all of the evidence referenced above; and

WHEREAS, the request was found not to be a Substantial Deviation as defined by Section 380.06, Florida Statutes. The Board approved the request subject to conditions, which have been incorporated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, THAT THE APPLICATION SUBMITTED BY CONTINENTAL DEVELOPMENT, LTD., IS HEREBY APPROVED WITH CONDITIONS, SAID APPROVAL BEING BASED UPON THE FOLLOWING FINDINGS OF FACT AND CONCLUSION OF LAW.

I. FINDINGS OF FACT

- A. The Applicant submitted the Application to the Board, said Application (without exhibits) being incorporated and made part of this resolution by reference.
- B. The real property which is subject to the application is legally described in the Application (Part I, Section 5, Page 4) as being located in Polk County, Florida. A complete legal description is attached as Exhibit "A."
- C. The Application proposes the development of approximately 2,946 acres in three phases for a new community with a mixture of residential, commercial, institutional, and recreational uses. The proposed maximum number of residential dwelling units is 8,100 with an estimated total population of 20,140 people and an estimated project completion time of 25 years.

- D. The original application contemplated approval for a phased review and approval. The applicant obtained approval of Phase I which consisted of approximately 724 acres, and a maximum of 1,223 residential dwelling units.
- E. Polk County previously approved an amendment to the Development Order to expand the Ridgewood Lakes DRI Phase One boundary, through the addition of 176 acres to be developed with 600 residential single-family homes, referred to as "Phase 1-A" in the Application for Development Approval dated September 2000 as further described in Exhibit B. The expanded first phase of the Ridgewood Lakes DRI, consisting of the original Phase One boundary combined with the parcels added by the September 2000 Application for Development Approval for Phase 1-A, shall be referred to hereinafter as "Phase One" as defined in Exhibit D.
- F. Polk County previously approved an amendment to the Development Order to allow temporary non-phosphate mine and an ancillary portable soils cement batch plant in Phase II of the Ridgewood Lakes DRI. The land that is subject to the approval is described in the attached Exhibit E. The temporary allowance for the proposed non-phosphate mining activity and on-site portable soils cement batch plant in Phase II shall be evaluated through a Conditional Use process pursuant to the Polk County Land Development Code.
- G. The Applicant currently proposes to amend the Development Order to expand the Ridgewood Lakes DRI Phase One boundary, through the addition of 126.4 acres to be developed with 260 residential single-family homes, 405 residential multi-family homes, and 47,612 square feet of non-residential space, referred to as "Phase 1-C" in the Notice of Proposed Change Application dated March 12, 2014, and as further described as Exhibit F. The expanded first phase of the Ridgewood Lakes DRI, consisting of the original Phase One boundary combined with the parcels added by the March 12, 2014, Notice of Proposed Change Application, shall be referred to hereinafter as "Phase One" as defined in Exhibit G." The dwelling units and square footages within Phase One are permitted variation due to changing market conditions. Any changes to these numbers must be consistent with the Traffic Analysis dated April 2, 2014 and the Equivalency Matrix included below, such that the Phase One Trip Threshold is not exceeded.
- H. The Application includes a land-use plan which consists of a land-use map (see Map H attached) illustrating the general distribution of land uses, major transportation route and development phases; and sets forth the acreage of land uses and the numbers of residential dwelling-units as follows:

Total Area	1,026.9 Acres
Total Recreation and Open Space	547.5 Acres
Recreation / Clubhouse	23.5 Acres
Natural Areas.....	160.6 Acres
Proposed Lakes / Retention	121.4 Acres
Collector Right-of-Way	41.7 Acres
Remainder	199.9 Acres
	(golf course, buffers, pedestrian corridors, etc.)
Total Non-Residential	42.6 Acres*
Medical / Professional	18.0 Acres*
(Temporary Sales Office)	
Commercial / Retail	20.1 Acres*
(Phase One = 6.0 Acres)	
Recreational Vehicle Storage	4.5 Acres*
Total Residential.....	436.8 Acres* 2,488 Dwelling Units*

*Proposed dwelling units and square footages are permitted variation due to changing market conditions. Any changes to these numbers must be consistent with the Equivalency Matrix provided in the Transportation conditions of this Development Order, so long as the Phase 1 Trip Thresholds are not exceeded.

- I. The proposed development is not located within an Area of Critical State Concern as designated pursuant to Section 380.05, Florida Statutes.
- J. The State of Florida has adopted a statewide comprehensive plan.
- K. The Board has adopted a Comprehensive Plan for Polk County pursuant to Section 163.3161, Florida Statutes, which is applicable to the development site.
- L. The site of the proposed development abuts the northern city limits of Davenport and, therefore, would have potential impacts to that unit of government and its comprehensive planning for the area immediately north of the City.
- M. Prior to the repeal of the Polk County Zoning Ordinance in March 1, 2000, the site of the proposed development was zoned Rural Conservation (RC), and a portion of Phase I was rezoned as a Planned Unit Development (PUD 85-08). The intended mixture of residential, commercial, recreational and institutional uses required a PUD rezoning for future phases. With the exception of a southern portion of the property which adjoins the City of Davenport, the entire site was surrounded by Rural Conservation (RC) zoning on adjacent lands. Rural Conservation (RC) zoning was intended to preserve the rural characteristics of an area and allowed a development density of one residential dwelling unit per acre. The Polk County Zoning Ordinance was replaced by the Polk County Land Development Code, which became effective on September 1, 2000. Under the Polk County Land Development Code and the North Ridge Selected Area Plan, the Future Land Use Designations for the site are RL-3, CC, RM, NAC, and PRESV.
- N. If developed as proposed, some of the uses contained in the development would be incompatible with the existing uses found on the surrounding land and

incompatible with any potential land use the surrounding land may have given its current zoning classification. The Application does indicate that adjacent properties will be protected with buffering and the use of conservation area.

- O. Approximately seventy percent (70%) of the total site consists of wetland and flatwood soil associations as classified by the Soil Conservation Service. These soils have severe developmental limitations due to the existence of organic muck, seasonally high water tables at or above the surface, wet depressions, isolated wetlands, and floodprone areas.
- P. In Phase I, organic/wetland type soils account for over 550 acres or approximately fifty-four percent (54%) of the land area. Most of this area will be left in a natural state, used for recreation uses or incorporated into the water management system.
- Q. The development will have positive economic impacts in the form of construction expenditures, creation of additional jobs and generation of additional tax revenues. The development will require additional County services and additional County expenditures for the construction, operation and maintenance of roads, utilities, fire protection, police protection, emergency medical services, and solid waste disposal.
- R. The development will have positive fiscal impact on the Polk County School Board and proposes a 50 acre site within Phase 2 to be provided for a school facility.
- S. Police Protection services are located at the Sheriff's Office in Haines City. Development beyond Phase I will need to provide for additional service.
- T. The estimated external traffic generation for Phase 1 is 13,355 vehicle trips per day. Phases 2 and 3 estimated external vehicle trips per day are projected to be 27,900 and 48,191 cumulatively. This will have a significant impact on the transportation system in Polk County.
- U. The development may adversely affect the functioning of the following roadway links or intersections:
 - 1. U.S. 27 (SR 25) - North of S.R. 600.
 - 2. U.S. 27 (SR 25) - South of S.R. 600.
 - 3. U.S. 27A (SR 17) - South of U.S. 17/92.
 - 4. S.R. 544 - East of S.R. 557.
 - 5. U.S. 27 (SR 25) and Edgehill Drive Intersection.
 - 6. U.S. 27 (SR 25) and S.R. 547 Intersection
 - 7. U.S. 27 (SR 25) - North and South of Edgehill Drive.
 - 8. U.S. 17/92 - South of C.R. 547
 - 9. S.R. 600 - West of U.S. 27.
- V. The development will offer protection of wildlife and vegetation habitat resources through preservation of selected wetland and wooded areas in their natural state.

- W. No known sites of archaeological or historical significance are recorded in the Florida Master Site File of the Florida Bureau of Historic Sites and Properties as occurring at the site of the development.
- X. The existing water and sewer services available to the site are currently adequate to serve Phase 1 of the development without expansion and construction of new water and sewer facilities.
- Y. The property described in Exhibit "A" and encompassed by the proposed development lies within the Horse Creek drainage basin on land which was historically a freshwater marsh prior to its artificial drainage for use as pasture.
- Z. The Applicant shall construct all necessary surface water management facilities for the development.
- AA. Existing electrical power supply facilities are inadequate to serve the development and must be expanded to accommodate additional service demands.
- BB. The applicant shall provide sufficient recreational facilities and open space for residents of the development.
- CC. The information and data contained within the Application were sufficient for the Board to perform the impact review required by Section 380.06, Florida Statutes.
- DD. On May 21, 1985, the Board convened the required public hearing on the Application, heard testimony and received evidence and documents pertaining to the Application, including the report and recommendation of the Central Florida Regional Planning Council and the report and recommendation of the Polk County Planning Department. On January 5, 1988, and again on October 11, 1988, the Board held a public hearing to consider amendments to the development order. The Central Florida Regional Planning Council and the Florida Department of Community Affairs were invited to participate at those hearings.
- EE. Having been determined sufficient for review, the Board convened the required public hearing On July 15, 1997, for the NOPC submitted September 9, 1996 pursuant to Section 380.06, Florida Statutes. The Central Florida Regional Planning Council and the Florida Department of Community Affairs were invited to participate in this hearing.
- FF. The Applicant executed all necessary agreements regulating the operation and maintenance of the integrated lake/drainage system proposed for this development.
- GG. Prior to December 31, 1988, the Applicant developed and submitted to Polk County Planning Division and the Central Florida Regional Planning Council, an ongoing management plan placing responsibility for all open space/preservation/recreational/water resource features contained within all phases of the proposed development on the Ridgewood Lakes master homeowners association.

- HH. Due to subsequent land use changes, no multi family residential areas exist adjacent to the development boundary. Where required by the Polk County Land Development Code, buffers have been and will continue to be provided.
- II. Prior to beginning development activities, the Applicant executed an agreement with the Board for provision of County water and County wastewater treatment.
- JJ. The Applicant submitted \$40,000.00 to Polk County prior to the commencement of development activities, which represented ten percent (10%) of the estimated cost of the proposed station and equipment for the I-4/ U.S. Hwy 27 fire station, to provide capacity to handle existing development in the proposed service area, development in Ridgewood Lakes through Phase 2 and future development in the interchange area.
- KK. The temporary non-phosphate mining and ancillary portable soils cement batch plant in Phase II will not create any substantial regional impacts when considered in isolation or in conjunction with existing approved uses in Phase I. The proposed temporary non-phosphate mining and ancillary portable soils cement batch plant is being proposed to remove a sand hill from Phase II and to allow the Applicant to bring the area of Phase II to grade, and to allow for the processing of the soils at an ancillary temporary portable soil cement batch plant within the Phase II property.
- LL. The 2011 Florida Legislature amended Florida law, by House Bill 7207, by providing that all commencement, phase, buildout, and expiration dates for current developments of regional impact are extended for four (4) years regardless of any previous extension. The Legislature provided that the four (4) year extension is not a substantial deviation, is not subject to further development of regional impact review, and may not be considered when determining whether a substantial deviation exists.
- MM. The construction of Ernie Caldwell Boulevard is anticipated connect US 27 to US 17/92. The final segment, from Pine Tree Trail to US 17/92 is anticipated to begin construction in August 2014.

II. CONCLUSIONS OF LAW

- A. The Board's review of the proposed Application has been conducted pursuant to and complied with the provisions of Chapter 380, Florida Statutes.
- B. The Application as submitted, complies with the requirements of Section 380.06, Florida Statutes, and Chapter 22-F, Florida Administrative Code.
- C. The proposed development, together with conditions of approval, is consistent with the report and recommendation of the Central Florida Regional Planning Council.
- D. The development as proposed in the Application is consistent with the Polk County Comprehensive Plan and local land development regulations.

- E. All development activities described in the Application, together with these conditions of approval, shall be subject to the terms of this development order and shall not be subject to future development of regional impact review pursuant to Section 380.06, Florida Statutes, unless the Board determines that any proposed changes to the development constitute a substantial deviation pursuant to Section 380.06(17), Florida Statutes.
- F. The rights and obligations set forth in this Development Order shall inure to the benefit of and be binding upon the Applicant, any subsequent property owners affected by this Order and their successors, assigns and grantees.
- G. The provisions of this Development Order shall not be construed as a waiver or exception of any rule, regulation, or ordinance of Polk County and, therefore, any further review and approval required by Polk County shall be subject to all such applicable rules, regulations or ordinances in effect at the time of review.
- H. The Polk County Planning Director shall be the local official responsible for assuring compliance with this Development Order.

BE IT FURTHER RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA THAT THE APPLICATION IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

III. CONDITIONS

A. Phased Review

1. **Phase I Only Approval** - Except as provided in paragraph A.5. below allowing a temporary use within Phase II, this Development Order is applicable to and approval of development for Phase 1 only. Any future Application for Development Action for any portion of Ridgewood Lakes Development of Regional Impact shall be for a phased approval in the same manner as this application.
2. **Phase I Development** - Project or development, as defined hereafter, shall be related to Phase 1 unless otherwise specified.
3. **Land Development** - Each development as defined shall not be dependent upon improvements to be provided in a later phase or subphase.
4. **Planned Development** - Ridgewood Lakes has an approve Planned Unit Development (PUD 85-08). The applicant shall maintain this PUD consistent with the Land Development Code and shall comply with the Polk County Comprehensive Plan.
5. **Phase II Approval** - The Development Order has been amended to enable a temporary non-phosphate mine and an ancillary portable soils cement batch plant on 92 acres within Phase II. The boundaries of the site are described in the attached Exhibit E. The site work authorized in Phase II shall not constitute a commencement of land use activities within Phase II and shall be consistent with all Land Development Code requirements and procedures. No other uses shall be approved for Phase II unless they are granted as provided in A.1 above.

B. Water Quality

1. **Wetland Buffers** - All wetland areas, manmade and natural, shall have a minimum of 50 foot wide vegetative buffers composed of native plant species, to include overstory, understory, and ground cover landscape units.
2. **Polk County Flood and Surface Water Regulations** - The development shall comply with the Polk County flood control and surface water management standards included in Polk County's Land Development Code.
3. **Vegetative Buffers** - Storm water discharges to manmade and natural wetlands are to be directed to vegetative buffers encouraging a reduction in sediment/pollutant loads.
4. **Eutrophic Conditions** - The storm water management system shall be designed in such a manner as to ensure adequate "turn-over" of water in all contiguous lakes and ditches discouraging stagnant eutrophic conditions.
5. **Wetland Post Development Water Quality** - Post development water quality in all manmade/natural wetland features shall be equal to or better than pre-development levels.
6. **Gauging Stations** - The applicant shall construct, at the beginning of Phase 1 activities, a continuous recording surface water flow gauging station at locations as approved by the Polk County Engineering Department and the Polk County Water Resources Department. Flow data from these gauging stations are to be transmitted to the Central Florida Regional Planning Council and the Polk County Water Resources Department by April 15th each year. It shall be the responsibility of the Applicant to maintain these gauging stations until otherwise notified by the County.
7. **Inflow Water Sample to Horse Creek** -The Applicant shall collect water samples at the point of inflow on Horse Creek, and at the point of outflow at County Road 547. The water quality samples are to be collected until one year after all Phase 3 development/construction activities have been completed. Water quality samples shall be tested as previously specified by the Polk County Water Resources Department and Polk County Engineering as follows:

RIDGEWOOD LAKES - D.R.I.
Water Sample Analysis

GROUP #1 - GENERAL - SEMI ANNUAL SAMPLING

<u>PARAMETER</u>	<u>REFERENCE</u>
Solids, Total Suspended	STD Method 2080
Biochemical Oxygen Demand (BOD -5)	EPA 405.1
Conductivity	EPA 120.1
Fecil Coliform	membrane Filtration
Fecil Streptococci	membrane Filtration
Total Phosphate	EPA 365.2
Total Nitrogen	EPA 351.3
pH	EPA 150.1
Temperature	-----
Organo Chlorine	EPA 608
Ethylene Dibromide	-----
Temic	-----

8. **Water Quality and Construction Site Monitoring** - The Applicant shall conduct water quality and construction site monitoring in accordance with Section 3.0 MONITORING PLAN of the attached Water Quality and Construction Site Monitoring Plan. See Exhibit "C" attached to the amendment dated July 5 1994, and recorded in the Public Records of Polk County, Florida.

9. **Long Term Viability of Lakes** - Excavation and demucking performed during lake excavation and filling for building construction shall be performed in a manner to ensure the long term viability of the lakes and to ensure that the fill areas are stable for building construction.

10. **Bi-Annual Water Quality Monitoring** -The developer shall perform bi-annual (wet & dry season) water quality monitoring of the water bodies of the 40-acre parcel as set forth in Exhibit B, in a method reviewed by FDEP, CFRPC, and Polk County with final approval from FDEP. Water samples may be obtained by grab sampling at a minimum of four locations; such locations shall be reviewed by FDEP, CFRPC, and Polk County with final approval from FDEP prior to initiating sampling. Parameters to be measured and reported shall include pH, Dissolved Oxygen, Color, and Coliforms. Parameters that require laboratory analysis shall be performed by a laboratory which is certified by the state (FDEP or FHRS) to perform such analysis. Following any exceedences of Florida Class III water quality standards for two consecutive sampling events, the developer shall provide to FDEP, Polk County, and the CFRPC a plan for implementation of corrective action. Monitoring results are to be included with reports of annual activities.

11. **Best Management Practices** - The developer shall provide all contractors and sub-contractors copies of the latest edition of Polk County's "recommended Standards for residential Construction Best Management Practices."

C. Wetlands and Natural Resources

1. **Horse Creek Flood Plain Natural Wetland Conditions** - The developer shall secure regulatory approval to, and shall, reestablish natural wetland conditions in the Horse Creek flood plain earmarked for preservation. To the greatest extent feasible, water levels shall be permitted to rise in those areas favoring emergence of wetland vegetation.
2. **Heavily Vegetated Conservation Areas** - In addition to the areas designated as flood plain to be preserved, the Applicant shall also preserve the 489 acres of heavily vegetated conservation areas as delineated on the Master Development Plan in the application for the ADA. To the greatest extent possible, flood plain, wetland, and heavily vegetated conservation areas should be worked into an integrated green space/recreational amenity program.
3. **Flood Plain Preservation Areas** - All post-development flood plain areas and conservation areas shall be specifically designated Preservation (PRESV) on any plats and approved plans.
4. **Native Plant Species** - To the greatest extent practicable, native plant species compatible with on site soils and terrain conditions shall be utilized for landscaping all phases of the development.
5. **Sale of on site Muck or Peat** - Mining or removal of quantities of muck or peat for sale or disposal off site shall only be permitted through a Conditional Use Permit issued pursuant to the Polk County Land Development Code. Such permit shall require appropriate reclamation measures and the Applicant shall document the necessity of this activity to implement the development as approved.
6. **ERP and SWFWMD** - The development must be in compliance with ERP requirements through continued coordination with SWFWMD.

D. Soils

1. **Areas to be Filled** - In areas which are to be filled, or which have been filled, and have yet to be platted or improved with a structure, the developer shall provide soil-bearing characteristics and a foundation design suitable for the site soils (or for improved soils/fill). Test results shall be provided to Polk County for each dwelling structure in accordance with county and state building code standards prior to or at the time of submitting building permit applications.

E. Floodplains

1. **FEMA Areas** - Mitigation for any fill in the FEMA flood prone area, shall be provided by the construction of appropriate storm water detention areas to provide equivalent retention and treatment of the volume and function of the fill area.
2. **Stormwater and Flood Management** - The applicant shall provide to the County a digital and hard copy of stormwater or flood management analysis; including flood maps showing pre-development and post development flood zone boundaries and elevations.

3. **Letter of Map Revision** - The applicant shall obtain a conditional Letter of Map Revision (CLOMR) prior to approval of any development in the area set forth in Exhibit B. The applicant shall submit to FEMA necessary documentation and fees for CLOMR and LOMR. The LOMR and as-builts shall be submitted to FEMA within 60 days of completion of each development activity phase in these tracts.

F. Stormwater Management

1. **Construction of Surface Water Management System** - The Surface Water Management System shall be constructed with the first Level 2 Review approval within the area set forth in Exhibit B phase of the project. All site runoff shall be directed to these ponds as soon as excavation is complete. During construction all vegetative cover shall be placed as soon as practicable on all exposed areas. These areas should be stabilized before any extended period of construction shutdown consistent with Best Management Practices. Hay bales and /or slit fences shall be provided along the sown gradient boundary of construction areas to mitigate any adverse water quality impacts that may occur during construction.
2. **Operation and Maintenance of Surface Water** - Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism, and provide assurance through written commitments, that the entity in charge of the program has or can acquire the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Polk County prior to development within the area set forth in Exhibit B. Failure to have an approved plan shall require the applicant to file a Notice of Proposed Change.
3. **Inspections of the Surface Water** - The applicant shall conduct annual inspections of the surface water management system on the project site to ensure that the system is being properly maintained in keeping with its design, and it is capable of accomplishing the level of stormwater storage/treatment for which it was designed and intended. Inspection results shall be included in the Development of Regional Impact Annual Report.

G. Vegetation and Wildlife

1. **Gopher Tortoise** - The applicant shall obtain a gopher tortoise incidental take permit or a gopher tortoise relocation permit from the FFWCC South Florida Field Office. The Permits require that the applicant either make a contribution to a habitat acquisition fund, preserve habitat for tortoises on-site, or arrange for the proper relocation of gopher tortoises.
2. **Sherman's Fox Squirrel** - The applicant shall provide a habitat management plan for Sherman's Fox Squirrel; that shall be consistent with the Polk County Comprehensive Plan and the State Comprehensive Plan for the review by the Fresh Fish and Water Conservation Commission (FFWCC), Polk County, and the Central Florida Regional Planning Council (CFRPC). Final approval shall be from the FFWCC.

H. Community Services and Facilities

1. **Neighborhood Park** - Neighborhood park facilities shall be constructed and operational prior to thirty percent (30%) occupancy of the served area.
2. **School Site** - At the discretion of the Polk County School Board, based upon monitoring program data sufficient to document the need for a school site, the developer shall provide improved access to the 50 acre school site as shown on the Ridgewood Lakes Master Development Plan, and shall dedicate said site.
3. **Sales and Model Center** - Prior to the completion of Phase 1, the sales and model center on Edgehill Drive shall be converted to a medical/professional facilities complex or other use consistent with the Future Land Development Use designation as listed in the Comprehensive Plan and the Land Development Code.
4. **Recreational Vehicle and Boat Storage** - The recreational vehicle/boat storage site is an accessory use to the residences within Ridgewood Lakes and the use of the site for storage of recreational vehicles and boats shall be limited to residents within the development. No facilities for pump-out, hook-ups or other maintenance and operational facilities shall be provided on site. This site shall not be developed as a recreational vehicle park.
5. **Recreation and Open Space** - The applicant shall comply with the requirements of the Polk County Comprehensive Plan and the Land Development Code regarding recreation and open space.
6. **Fire Protection** - The applicant shall, at a minimum, have fire flows inspected and approved by a Fire Protection Engineer prior to Level 2 Review approval.
7. **Public Water and Wastewater Services** - The applicant shall continue to use public water and wastewater services as set forth in the agreement between Polk County and the applicant.

I. Transportation

1. **Applicant Responsibility** - The Applicant shall be responsible for one hundred percent (100%) of the improvements to the intersection of U.S. 27 and Ridgewood Lakes Boulevard. These improvements include:
 - a. Designate right turn (westbound to northbound) and left turn (westbound to southbound) lanes at Ridgewood Lakes Boulevard and US27.
 - b. Annually perform signal warrant analysis for the intersection of Ridgewood Lakes Boulevard and US27 as prescribed in the Manual on Uniform Traffic Control Devices. These analyses shall be provided to the Florida Department of Transportation and Polk County Traffic Engineering for their review.
 - c. Construct a second southbound to eastbound left turn lane on US27 when warranted. Signal phasing for the dual lefts shall be a protected movement.

- d. The above improvements shall be coordinated with the Florida Department of Transportation. Additional improvements may be required based on annual monitoring of this intersection.

2. **Annual Monitoring** - The developer shall annually monitor traffic impacts of the project on the surrounding roadway network. A methodology meeting shall be conducted by the applicant prior to November 1 each year. The traffic monitoring plan methodology shall be reviewed by the Polk County Transportation Planning Organization, the Florida Department of Transportation and the Polk County Planning Division for acceptability.

The purpose of this annual transportation study shall be to verify the results of the 2000 Substantial Deviation traffic study and verify the trip generation and distribution rates and to assist Polk County and FDOT in determining the proper scheduling of any intersection and roadway improvements that may be needed per the Annual Traffic Study and the appropriate funding agency. If an improvement is warranted to maintain acceptable levels of service, the applicant shall have one year from the acceptance of the Annual Report by the Board of County Commissioners to construct the improvements or enter into a Development Agreement with the Board of County Commissioners per Florida Statutes 163 that describe the improvements and the timing of improvements. This Development Agreement may also provide for vesting. This condition does not prohibit the issuance of certificates of occupancy for development that has received building permits or projects that have been platted.

At a minimum, the methodology for the annual traffic report shall include the following:

- a. Traffic from the project land uses expected to be developed within the following reporting year shall be combined with a forecast of the non-project traffic in the following year. Non-project traffic shall be determined at the annual methodology meeting.;
- b. The applicant shall conduct traffic counts in either January, February, or March during the PM Peak Hour. At a minimum, traffic counts shall be conducted north and south of the Ridgewood Lakes intersection (both directions as per Appendix C of the Land Development Code for Polk County);
- c. The intersection of US 27 and Ridgewood Lakes Boulevard shall be analyzed as to capacity and shall include signal phasing and timing data for the subject intersections; and
- d. The applicant shall perform a signal warrant study for the intersection of Ridgewood Lakes Boulevard and US 27 as a part of the annual traffic monitoring reports. When a traffic signal is warranted, the applicant shall fund the cost and coordinate its installation with the reconstruction of US 27, as appropriate.
- e. Counts shall be taken at a minimum at the gate into Ridgewood Lakes, at the intersection of Ridgewood Lakes and US 27 and at any future access points;
- f. A FSUTMS model simulation of the Polk County 2007 (existing plus committed) and the 2015 (interim year) roadway networks shall be employed to estimate future year demand on the existing and/or proposed roadway network(s) (including the North

Ridge Selected Area Plan) when the Ridgewood Lakes/US 27 intersection has reached 80% of the approach capacity for the intersection. These analyses shall be the bases for determining potential new ingress/egress access points for Ridgewood Lakes; and

g. Other parameters may be developed at the methodology meeting.

3. **Significancy** - No Level 2 approvals shall be issued if the surrounding roadway network, including the Ridgewood Lakes Boulevard at US 27 intersection approaches are operating below the adopted level of service (LOS) thresholds for the affected facilities. Further, if project traffic significantly impacts other roadway links as defined by Chapter 10 of the Polk County Land Development Code (LDC) and Appendix C (5.0 percent or greater of the adopted LOS and these links are projected to operate below the adopted LOS for the facility, no further Level 2 or Level 5 approvals shall be issued until improvements to the roadway have been programmed within the first three years of the Capital Improvements Plan of the jurisdiction having authority on the roadway or within the first three years of the FDOT's Five Year Work Program, as appropriate. The applicant shall have one year from the acceptance of the Annual Report by the Board of County Commissioners that list additional links to be failing based on this conditions to construct the improvements or enter into a Development Agreement with the Board of County Commissioners per Florida Statutes 163 that describe the improvements and the timing of improvements.

Subject to a Development Agreement, the applicant may seek the implementation of alternate improvements or mechanisms which shall maintain the adopted levels of service at any impacted link, intersection, and intersection approaches.

In recognition of changing market conditions and demands, the developer may utilize the following matrix to exchange dwelling units and square footages. Any changes to proposed development must be consistent with the Equivalency Matrix and shall not exceed the Phase 1 Trip Thresholds.

Transportation Equivalency Matrix -

Generalized Trip Matrix (Based on Daily Traffic)

From	To							
	Single-Family Residential	Age-Restricted, Single-Family	Multi-Family Residential	Age-Restricted, Multi-Family	Congregate Care Facility	General Office	Medical-Dental Office	Shopping Center
Single-Family Residential	-	2.061	1.344	2.270	3.866	0.708	0.216	0.238
Age-Restricted, Single-Family	0.485	-	0.652	1.102	1.876	0.344	0.105	0.115
Multi-Family Residential	0.744	1.533	-	1.689	2.876	0.527	0.161	0.177
Age-Restricted, Multi-Family	0.440	0.908	0.592	-	1.703	0.312	0.095	0.105
Congregate Care Facility	0.259	0.533	0.348	0.587	-	0.183	0.056	0.062
General Office	1.412	2.910	1.898	3.206	5.460	-	0.305	0.336
Medical-Dental Office	4.626	9.533	6.219	10.503	17.886	3.276	-	1.101
Shopping Center	4.203	8.661	5.649	9.542	16.249	2.976	0.908	-

Multiply previous land use units by factor to determine desired land use units

Keeps total daily traffic constant

Example: To go from 50 KSF Shopping Center to General Office, multiply 50 by 2.976 = 148.8 KSF Office

Example: To go from 250 Single-Family Dwelling Units to SF Age-Restricted Housing, multiply 250 by 2.061 = 515 DUs

ITE Average Trip Rates (9th Edition)

Land Use	ITE Land Use Code	Units	Average Daily Rate
Single-Family Residential	210*	Dwelling Units	7.81
Age-Restricted, Single-Family	251	Dwelling Units	3.79
Multi-Family Residential	230	Dwelling Units	5.81
Age-Restricted, Multi-Family	252	Dwelling Units	3.44
Congregate Care Facility	253	Dwelling Units	2.02
General Office	710	1,000 Sq. Ft.	11.03
Medical-Dental Office	720	1,000 Sq. Ft.	36.13
Shopping Center	820	1,000 Sq. Ft.	32.82

The trip generation rate for "Shopping Center" has been adjusted to account for pass-by trips (29%)

*Average Daily Trip Rate has been updated (reduced by 19%) per Polk County request

When the total project traffic consumes at least 80% of the peak hour capacity of the intersection of the approaches to Ridgewood Lakes Boulevard and US 27, the applicant shall identify and schedule a second access. Any analysis by the applicant shall include a methodology to be approved by the Polk County Planning Division, FDOT, and the CFRPC, and include an analysis of a second access to CR 547. Additional access points may be analyzed by the applicant. Final approval for the future access points shall be determined by Polk County's review of the analysis. If a second access has not been scheduled for construction by the time the Annual Report lists the intersection or intersection approaches as failing, the applicant shall have one year from the acceptance of the Annual Report by the Board of County Commissioners to construct the improvements or enter into a Development Agreement with the Board of County Commissioners per Florida Statutes 163 that describe the improvements and the timing of improvements.

4. **Applicant's Fair Share** - The Applicant's fair share of required improvements to links and intersections shall be based on current monitoring data. The apportionment of fair share costs shall be based upon the approved Polk County policy for calculating fair share costs for Developments of Regional Impact. (Amended January 1988)
5. **Levels of Service** - At such time the levels of service decrease below acceptable standards and the project contributes at least ten five percent (10%) of the minimum acceptable level of service peak hour service capacity, no further Level 2 or Level 5 approvals shall be issued; provided, however, all permitted construction activity may

continue until completion. No permits for new construction which generate external traffic shall be issued until improvements necessary to return the network to acceptable levels of service are under construction. Acceptable levels of service shall mean Level of Service as established by a Regional Comprehensive Policy Plan approved pursuant to Chapter 186, Florida Statutes (1985), the Florida Transportation Plan, and the Polk County Comprehensive Plan approved pursuant to Chapter 163, Florida Statutes.

6. **Excess of Fair Share** - If the Applicant elects to fund the total cost of improvements required to bring the link or intersection to an acceptable level of service as defined in the ADA/DRI, the obligation for that transportation improvement shall be considered fulfilled and any excess above the Applicant's fair share shall be credited to the Applicant's fair share of any subsequent links or intersections. Failure to participate in fair share costs shall initiate termination of all development.
7. **Streets and Roadways** - All streets and roadways other than the major collector system designated upon the Master Development Plan shall be held private and appropriate legal mechanism established to ensure funding for maintenance of private roads prior to commencement of development activities.
8. **Off Site Improvements** - Should the developer initiate off site transportation improvements, complete disclosure shall be provided to the agency of jurisdiction in advance of the proposed improvements.
9. **Emergency Gate** - The applicant shall provide for possible future connection to Forest Lake Drive and shall provide an emergency gate for Polk County public safety access only. The emergency access shall be constructed and opened no later than July 11, 2008. The residents and customers of the development shall not have access through this emergency gate. The applicant shall request approval for the design of the gate from Polk County's Fire Marshal and EMS agencies. In addition, the owner has constructed an asphalt-paved temporary access road that connects Florida Development Road to Del Sol Avenue within the La Cresta Development. This access road traverses Lot 168 in Ridgewood Lakes Villages 3B and 3C and is gated and appropriately locked. Emergency vehicles are able to unlock this gate and enter the Ridgewood Lakes development, as needed, and may be used as an access for construction vehicles by Pulte Homes, Inc. ("Pulte") subject to the following conditions:
 - a. Prior to commencement of construction traffic along Florida Development Road, Pulte shall make a one-time payment in the amount of \$32,500 to Polk County. The money will be placed in a Polk County transportation account, and will be designated for repaving of the Florida Development Road. These funds shall only be used toward the future repair, reconstruction, or resurfacing of the Florida Development Road, when determined necessary by the County Transportation Division.
 - b. Provide a manned checkpoint at the existing gate to ensure that only construction traffic utilizes the access point;
 - c. Use of the existing gate shall be limited to Monday through Saturday from 7 a.m. to 6 p.m. only; and
 - d. Use of this existing gate for access by construction traffic shall cease on May 1, 2014;

- e. Pulte shall create a videotape of the Florida Development Road showing the condition of the road before the construction traffic begins. The cost of this videotape shall be paid by Pulte. The County Engineer Section inspection staff shall be present during the creation of the videotape.
- f. The speed limit on the Florida Development Road shall be 30 mph and the County shall place a sign denoting the speed limit on the road. Pulte will instruct all potential users of the road to abide by the posted speed limit.
- g. Pulte shall monitor and maintain Florida Development road as follows:
 - i. Scheduling a monthly on-site inspection with a County Engineer Section inspection staff;
 - ii. Provide monthly reports of the condition of the pavement to the County Engineer for review; and
 - iii. Photographs of the roadway shall be taken during each monthly on-site inspection by Pulte and furnished to the County Engineer Section staff.
- h. If the monthly inspections and reports required indicate degradation of the existing road surface or road base during the usage of this roadway for construction traffic, Pulte shall repair Florida Development Road to its condition prior to use by construction vehicles within 10 days of notification by the County. The County shall determine if Pulte has made the repairs necessary to correct the degradation of the existing road surface or road base. If the County determines that Pulte has failed to make the necessary repairs to the road, Pulte shall cease and desist all usage of this roadway for construction traffic until all repairs stipulated by the County are completed.

10. Forest Lake Drive - The applicant shall initiate an agreement with Polk County Transportation to provide the funding to stabilize Forest Lake Drive with Open Grade Mix from the entrance to the 130 acre tract as described in Exhibit B to Holly Hill Road. This agreement shall be executed prior to the applicant receiving Level 2 Review approval for development within the 130 acre tract as described in Exhibit B.

11. Access for Temporary Non-Phosphate Mine within Phase II - The Applicant shall provide access to the Phase II temporary non-phosphate mining and an ancillary portable soils cement batch plant within Phase II by obtaining a driveway permit from County Road 547 (approximately 350 feet south of the intersection of CR547 and Oakhaven Drive) that allows project traffic directly to the Phase II property. All traffic will be required to utilize this access for ingress to and egress from the temporary non-phosphate mining and ancillary portable soils cement batch plant.

12. Roadway Network - The developer shall be required to improve any of the substandard east-west roadways between the development and US 27 used for access to the development consistent with the Land Development Code.

J. Energy and Resources Conservation Measures

1. **Water Saving Devices** - To the greatest extent possible, water saving devices shall be used on all faucets, showerheads, and toilets in all commercial, public, and residential structures.
2. **Energy Efficiency Appliances** - To the greatest extent possible, high energy efficiency appliances, air conditioning and heating units, and outdoor lighting shall be utilized throughout the development.
3. **Pedestrian and Bicycle Trails** - The Applicant shall provide a system of pedestrian/bicycle trails throughout the development of a design which shall interconnect Phases 1 through 3. Appropriate access by these trails to public and commercial services and facilities, as well as the extensive open space and conservation areas shall be provided.
4. **Public Space Irrigation** - After the approval date of this Development Order, all future public space irrigation shall be limited to the use of surface water or recycled Polk County treated wastewater when available. All necessary systems shall be put in place during construction if service is not available.
5. **Non-Potable Water** - Prior to Level 2 Review approval, the applicant shall investigate the feasibility of using non-potable water for irrigation and other purposes within the development. This investigation shall be consistent with local, regional, and state regulations pertaining to the use of reclaimed water and other applicable regulations that are in place at the time of the ADA application. The investigation shall include, at a minimum, the proximity of the non-potable source to the proposed development, the long term availability of that source, the appropriateness of the source for the intended use, and consideration of the installation of distribution lines during construction in anticipation of future availability of the non-potable source. The District, Polk County and the CFRPC shall evaluate the thoroughness of the applicant's investigation.
6. **Potable Water Conservation** - For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water-conserving devices are required. Since 1994, efficient plumbing fixtures have been required by the Standard Plumbing Codes (Southern Building Codes).
7. **Xeriscape** - For the purpose of potable and/or reclaimed water conservation, use of Xeriscape principles is recommended in all landscaped areas. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated.
8. **Re-Use Water Connection** - The applicant shall connect to the Polk County's re-use water system for the irrigation and other appropriate uses of all open spaces, residential and non-residential uses. If the system is not available from the County at Level 2 approval, the applicant shall install a dry-line system for future connection when available. The existing golf course shall be retro fitted with the re-use system within 18 months of the being notified by the County that re-use water can be supplied at the needed volume levels.

9. **PCCP Standard** - The annual report shall include a comparison of the PCCP Standard of 360 GPD of potable water use to actual, historic and current usage of the development. If the potable water use of the development exceeds the PCCP standard, in cooperation with Polk County, the applicant shall develop a plan for decreasing water usage in the development. Said plan shall be submitted within 3 months to Polk County, CFRPC, and SWFWMD for review and approval. Upon approval the plan shall be implemented within 1 month and progress shall be submitted quarterly to Polk County and the CFRPC.
10. **Florida Power Corporation** - The applicant shall continue to work with the Florida Power Corporation to provide them with civil, electrical and landscape plans as soon as possible so that engineering work can begin.
11. **Energy Efficient Code** - The applicant shall meet or exceed all applicable energy-efficient code requirements.

K. Ongoing Monitoring and Annual Reports

1. **Annual Report** - The Applicant shall provide the Board of County Commissioners of Polk County and the Central Florida Regional Planning Council with an annual report and monitoring statement by April 15th of each year. The report and monitoring statement shall contain all relevant information concerning the status and progress of this project. The monitoring statement shall be on a form to be provided by the Polk County Planning Department. A change in occupant characteristics from those anticipated within the submitted application for the ADA may at the discretion of the Board of County Commissioners of Polk County be considered to be a Substantial Deviation pursuant to Section 380.06, Florida Statutes.
2. **Annual Report Submittal** - The annual report shall be submitted to the Polk County Zoning Administrator, the Central Florida Regional Planning Council, the state planning agency, and all affected permit agencies including the Florida Department of Transportation and the Florida Department of Environmental Regulation.
3. **Minimum Requirements** - The annual report shall include at a minimum the following information:
 - a. A site plan of the development indicating final approvals and phasing schedule.
 - b. The names of any subsequent developers of increments or phases or subphases of the development.
 - c. A narrative description of the development progress including the number of dwelling units and commercial structures which have been permitted and completed.
 - d. Monitor for all surface and ground water parameters as required in the original Development Order.
 - e. An update of the implementation of the ongoing management plan for all open space/preservation/recreational/water resources features including specific improvements and equipment within all phases shall be required in each Annual Report.

L. Termination of Agreement

- 1. Commencement of Development** - The terms and conditions of this agreement for Phase 1 approval shall expire in the event substantial development activities do not commence at the development site on or before March 1, 1991. Substantial development activity and significant progress shall be defined in the following manner. Clearing, grubbing, and grading shall commence on or before March 1, 1991. The process of connecting building construction materials in a permanent manner shall commence on or before July 1, 1992, and shall continue in a consistent manner.

Plan Prep. and Zoning	December - 1989
Final Engineering and Permitting (First Sub-Phase)	December - 1990
Site Clearing, Grading	1990 - 1992
Residential Construction	1991 - 2002
Certificate of Occupancy	June - 1992
Phase 1 - Completion	October 15, 2021

- 2. Compliance with Conditions** - Failure to comply with any conditions of this Development Order may be determined to be a substantial deviation and may lead to a potential shut down of all development activities, subject to the provisions of Section 380.06, Florida Statutes.

M. Substantial Deviations

The applicant henceforth shall notify the Board of receipt of any notices of violations from any regional, state or federal agency as to environmental violations, and the Board, after reviewing the notice, shall conduct a substantial deviation hearing in accordance with the provisions of Chapter 380.06(19), Florida Statutes, in any instance where it is alleged by any agency that the violation has resulted in degradation to the environment and the Board determines that the violation was within the ability of the Applicant to prevent or avoid. Failure by the applicant to notify the Board of any violations shall automatically trigger a substantial deviation hearing. Until such time as the substantial deviation hearing is conducted, all development associated with the alleged violation, with the exception of construction of single family residences and associated structures shall cease.

N. Recording of Notice of Adoption

In addition to the requirements of Section 380.06(15) (f) Florida Statutes, this Development Order shall be recorded by the developer in accordance with the provisions of the Polk County Land Development Code within fifteen (15) days after its adoption.

DULY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
POLK COUNTY, FLORIDA, THIS 6TH DAY OF MAY, 2014.

BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

ATTEST:

BY: *Cris Valle*
Deputy Clerk



BY: _____

R. Todd Dantzer
R. Todd Dantzer, Chairman

Exhibit A

Legal Description

A portion of Sections 28, 29, 32, and 33, Township 26 South, Range 27 East, Polk County, Florida, described as follows:

Commence at the southwest corner of the northeast quarter of said Section 29; thence North 89°39'54" West a distance of 482.50 feet to the easterly boundary of Crescent Estates Subdivision 1 Unit A according to Plat Book 52, Page 5, public records of Polk County, Florida and the POINT OF BEGINNING; thence along the easterly boundary of Crescent Estates Subdivision 1 Unit A for the following eight courses: 1) thence North 64°06'04" East a distance of 80.47 feet; 2) thence North 36°51'04" East a distance of 71.38 feet; 3) thence North 03°46'04" East a distance of 73.50 feet; 4) thence North 27°8'56" West a distance of 65.50 feet; 5) thence North 59°21'02" West a distance of 143.55 feet; 6) thence North 09°06'18" West a distance of 91.30 feet; 7) thence North 42°38'56" West a distance of 151.60 feet; 8) thence North 45°21'04" East a distance of 266.07 feet; thence departing from said easterly boundary; South 88°24'01" East a distance of 2114.41 feet; thence South 00°59'46" West a distance of 347.47 feet; thence North 89°53'19" East a distance of 600.57 feet; thence South 00°09'13" West a distance of 299.46 feet; thence North 89°54'45" East a distance of 761.92 feet; thence South 18°08'29" East a distance of 200.00 feet; thence East to Horse Creek; thence along Horse Creek approximated by the following seven courses; 1) thence South 15°59'13" East a distance of 4377.38 feet; 2) thence South 40°21'40" East a distance of 213.86 feet; 3) thence South 62°40'27" East a distance of 305.06 feet; 4) thence South 73°02'19" East a distance of 320.19 feet; 5) thence South 62°55'21" East a distance of 296.83 feet; 6) thence South 30°23'31" East a distance of 315.12 feet; 7) thence South 21°27'24" East a distance of 411.92 feet; thence departing from said Horse Creek run South 10°35'37" West to the south boundary of said Section 33; thence west along said south boundary to the southwest corner of the southeast quarter of the southwest quarter of said Section 33; thence north along the west boundary of said southeast quarter of the southwest quarter to the southeast corner of the northwest quarter of the southwest quarter of said Section 33; thence west along said south boundary of the northwest quarter of the southwest quarter to the southwest corner of said northwest quarter of the southwest quarter; thence north along the west boundary of said northwest quarter of the southwest quarter to the northwest corner of said northwest quarter of the southwest quarter; thence west along the south boundary of the east half of the northeast quarter of said Section 32 to the southwest corner of said east half of the northeast quarter; thence north along the west boundary of said east half of the northeast quarter to the southeast corner of the south half of the southwest quarter of the southeast quarter of said Section 29; thence North 00°43'19" East along the east boundary of said south half of the southwest quarter of the southeast quarter a distance of 661.43 feet to the northeast corner of said south half of the southwest quarter of the southeast quarter; thence North 89°39'37" West along the north boundary

Prepared for: J. L. Land Development
Description: Modified Concept Plan Phase I, D.R.I.
Page 2 of 2

Date: February 7, 1995
File: P-5135

of said south half of the southwest quarter of the southeast quarter a distance of 1340.81 feet to the west boundary of the southeast quarter; thence North 00°28'09" East along said west boundary of the southeast quarter a distance of 1566.86 feet; thence North 54°34'05" West a distance of 180.00 feet to a non tangent intersection with a curve being concave southwesterly and having a radius of 887.70 feet; thence northwesterly along said curve to the left through a central angle of 35°58'01", an arc distance of 557.24 feet (Chord = 548.14, Chord Bearing = N 68°40'24" W); thence North 00°10'41" East a distance of 119.74 feet to the southerly boundary of said Crescent Estates Subdivision 1 Unit A; thence South 89°47'45" East along said southerly boundary a distance of 177.90 feet to the POINT OF BEGINNING.

AND:

All of Tract 4 located in the north half of the southwest quarter of Section 29, Township 26 East, Range 27 East, Polk County, Florida according to the Map of Florida Development Company, as recorded in Plat Book 3, Pages 60 thru 63 of the public records of Polk County, Florida fronting on existing right of way to Crescent Estates Subdivision 1 Unit A.

LESS AND EXCEPT:

The southwest quarter of the northwest quarter of Section 33, Township 29 South, Range 26 East, Polk County, Florida.

Exhibit B

CORBETT PROPERTY

Legal Description:

Parcel #1: Tracts 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 and 16 in the NW ¼ of NW ¼ of Section 4, Township 27 South, Range 27 East, according to plat of Florida Department Company Tract, as shown by map or plat thereof recorded in the office of the Clerk of Circuit Court in and for Polk County, Florida, in Plat Book 3, pages 60 through 63.

Parcel #2: Tracts 7, 8, 9 and 10 in the NE ¼ of Section 5, Township 27 South, Range 27 East, according to plat of subdivision by Holly Hill Grove and Fruit Company, as shown by map or plat thereof recorded in the office of the Clerk of the Circuit Court and for Polk County, Florida, in Plat Book 22, Page 10 .

Parcel #3: Tracts 17, 18, 19, 20, 19, 30, 31 and 32 in the SW ¼ of Section 33, Township 26 South, Range 27 East, according to plat of Florida development Company Tract, as shown by map or plat thereof recorded in the office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 3, pages 60 through 63.

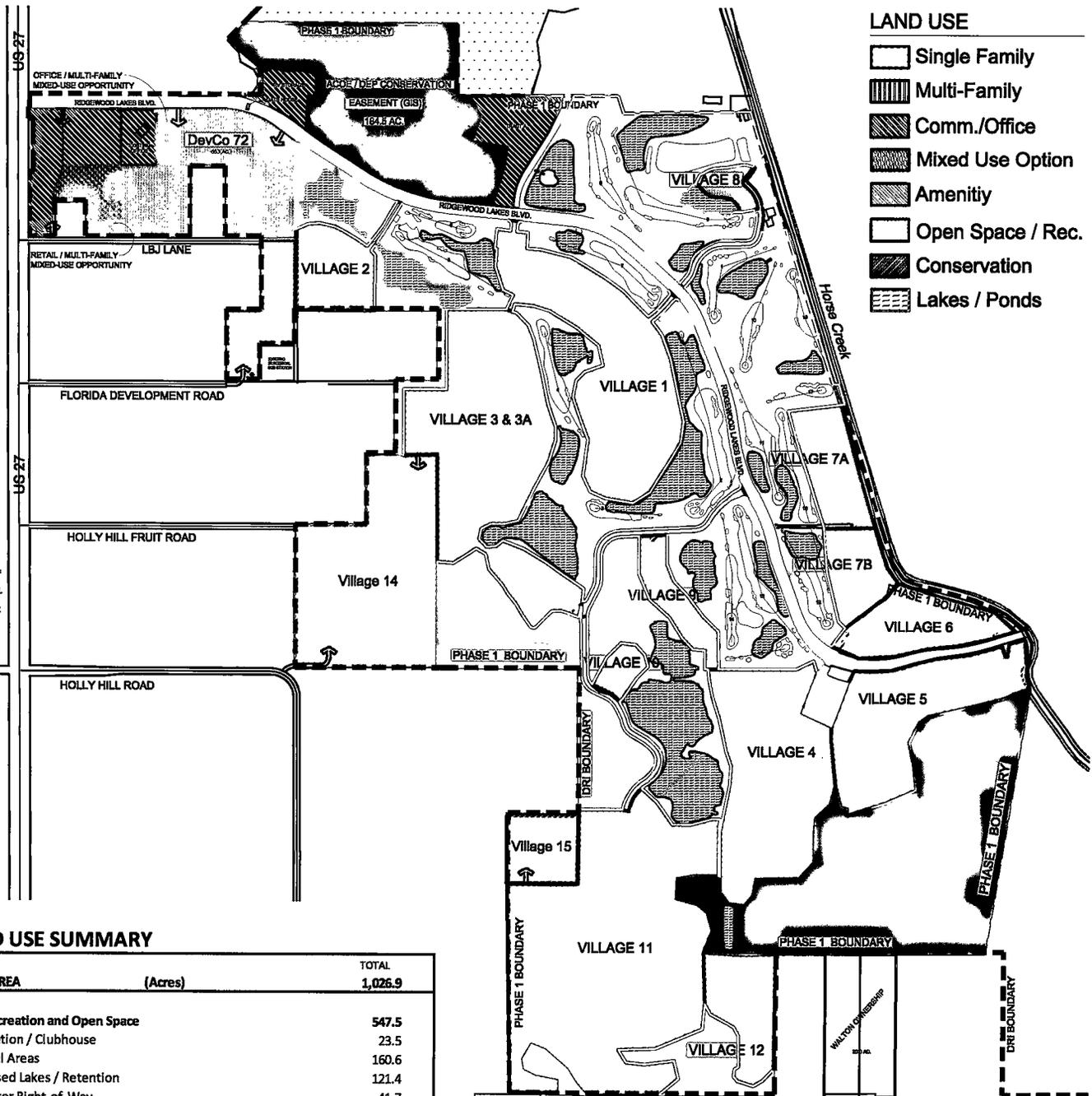
Parcel #4: Tracts 25 abd 26 in the SE ¼ of Section 32, township 26 South, Range 27 East, Florida Development Company Subdivision, according to plat thereof as recorded on Plat Book 3, pages 60 – 63, inclusive, public records of Polk County, Florida.

TOGERSON PROPERTY

The SW – ¼ of NW – ¼ of Section 33, Township 26 South, Range 27 East, Polk County, Florida.

SIX ACRE TRACT

Tracts 1,2,3 and 4 in the Northeast ¼ of Section 32, Township 26 South, Range 27 East, as recorded on the map of Florida Development Co. tract as recorded on Plat book 3 pages 60 through 63 of the public records of Polk County. Less and except the west 918.70 fee there of.



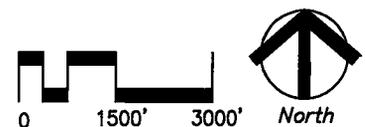
LAND USE SUMMARY

TOTAL AREA	(Acres)	TOTAL
		1,026.9
Total Recreation and Open Space		547.5
Recreation / Clubhouse		23.5
Natural Areas		160.6
Proposed Lakes / Retention		121.4
Collector Right-of-Way		41.7
Remainder (golf course, buffers, pedestrian corridors, etc.)		199.9
Total Non-Residential		42.6
Medical / Professional * (Temporary Sales Office)		18.0
Commercial / Retail (Phase One = 6.0 acres)		20.1
Recreation Storage		4.5
Total Residential		436.8
Single Family Dwelling Units	2,083	
Multi-Family Dwelling Units	405	
TOTAL UNITS		2,488

MAP H RIDGEWOOD LAKES - PH. 1

POLK COUNTY, FLORIDA

Prepared for: WALTON DEVELOPMENT AND MANAGEMENT



May 5, 2014

Proj. No. RIDG-1-Planning-MAP H

DEWBERRY BOWYER SINGLETON

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: (407) 843-5120
FAX: (407) 848-8884
ENGINEERING BUSINESS #1221

Exhibit D

Prepared for: J. L. Land Development
Description: Modified Concept Plan Phase I, D.R.I.
Page 1 of 2

Date: February 7, 1995
File: P-5135

Legal Description

A portion of Sections 28, 29, 32, and 33, Township 26 South, Range 27 East, Polk County, Florida, described as follows:

Commence at the southwest corner of the northeast quarter of said Section 29; thence North 89°39'54" West a distance of 482.50 feet to the easterly boundary of Crescent Estates Subdivision 1 Unit A according to Plat Book 52, Page 5, public records of Polk County, Florida and the POINT OF BEGINNING; thence along the easterly boundary of Crescent Estates Subdivision 1 Unit A for the following eight courses: 1) thence North 64°06'04" East a distance of 80.47 feet; 2) thence North 36°51'04" East a distance of 71.38 feet; 3) thence North 03°46'04" East a distance of 73.50 feet; 4) thence North 27°8'56" West a distance of 65.50 feet; 5) thence North 59°21'02" West a distance of 143.55 feet; 6) thence North 09°06'18" West a distance of 91.30 feet; 7) thence North 42°38'56" West a distance of 151.60 feet; 8) thence North 45°21'04" East a distance of 266.07 feet; thence departing from said easterly boundary, South 88°24'01" East a distance of 2114.41 feet; thence South 00°59'46" West a distance of 347.47 feet; thence North 89°53'19" East a distance of 600.57 feet; thence South 00°09'13" West a distance of 299.46 feet; thence North 89°54'45" East a distance of 761.92 feet; thence South 18°08'29" East a distance of 200.00 feet; thence East to Horse Creek; thence along Horse Creek approximated by the following seven courses; 1) thence South 15°59'13" East a distance of 4377.38 feet; 2) thence South 40°21'40" East a distance of 213.86 feet; 3) thence South 62°40'27" East a distance of 305.06 feet; 4) thence South 73°02'19" East a distance of 320.19 feet; 5) thence South 62°55'21" East a distance of 296.83 feet; 6) thence South 30°23'31" East a distance of 315.12 feet; 7) thence South 21°27'24" East a distance of 411.92 feet; thence departing from said Horse Creek run South 10°35'37" West to the south boundary of said Section 33; thence west along said south boundary to the southwest corner of the southeast quarter of the southwest quarter of said Section 33; thence north along the west boundary of said southeast quarter of the southwest quarter to the southeast corner of the northwest quarter of the southwest quarter of said Section 33; thence west along said south boundary of the northwest quarter of the southwest quarter to the southwest corner of said northwest quarter of the southwest quarter; thence north along the west boundary of said northwest quarter of the southwest quarter to the northwest corner of said northwest quarter of the southwest quarter; thence west along the south boundary of the east half of the northeast quarter of said Section 32 to the southwest corner of said east half of the northeast quarter; thence north along the west boundary of said east half of the northeast quarter to the southeast corner of the south half of the southwest quarter of the southeast quarter of said Section 29; thence North 00°43'19" East along the east boundary of said south half of the southwest quarter of the southeast quarter a distance of 661.43 feet to the northeast corner of said south half of the southwest quarter of the southeast quarter; thence North 89°39'37" West along the north boundary of said south half of the southwest quarter of the southeast quarter a distance of 1340.81 feet to the west boundary of the southeast quarter; thence North 00°28'09" East along said west boundary of the southeast quarter a distance of 1566.86 feet; thence North 54°34'05" West a distance of 180.00 feet to a non tangent intersection with a curve being concave southwesterly and having a radius of 887.70 feet; thence northwesterly along said curve to the left through a central angle of 35°58'01", an arc distance of 557.24 feet (Chord = 548.14, Chord Bearing = N 68°40'24" W); thence North 00°10'41" East a distance of 119.74 feet to the southerly boundary of said Crescent Estates Subdivision 1 Unit A; thence South 89°47'45" East along said southerly boundary a distance of 177.90 feet to the POINT OF BEGINNING.

Prepared for: J. L. Land Development
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Page 2 of 2

Date: February 7, 1995
File: P-5135

AND:

All of Tract 4 located in the north half of the southwest quarter of Section 29, Township 26 East, Range 27 East, Polk County, Florida according to the Map of Florida Development Company, as recorded in Plat Book 3, Pages 60 thru 63 of the public records of Polk County, Florida fronting on existing right of way to Crescent Estates Subdivision 1 Unit A.

LESS AND EXCEPT:

The southwest quarter of the northwest quarter of Section 33, Township 29 South, Range 26 East, Polk County, Florida.

And

CORBETT PROPERTY

Legal Description:

Parcel #1: Tracts 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 and 16 in the NW ¼ of NW ¼ of Section 4, Township 27 South, Range 27 East, according to plat of Florida Department Company Tract, as shown by map or plat thereof recorded in the office of the Clerk of Circuit Court in and for Polk County, Florida, in Plat Book 3, pages 60 through 63.

Parcel #2: Tracts 7, 8, 9 and 10 in the NE ¼ of Section 5, Township 27 South, Range 27 East, according to plat of subdivision by Holly Hill Grove and Fruit Company, as shown by map or plat thereof recorded in the office of the Clerk of the Circuit Court and for Polk County, Florida, in Plat Book 22, Page 10 .

Parcel #3: Tracts 17, 18, 19, 20, 19, 30, 31 and 32 in the SW ¼ of Section 33, Township 26 South, Range 27 East, according to plat of Florida development Company Tract, as shown by map or plat thereof recorded in the office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 3, pages 60 through 63.

Parcel #4: Tracts 25 and 26 in the SE ¼ of Section 32, township 26 South, Range 27 East, Florida Development Company Subdivision, according to plat thereof as recorded on Plat Book 3, pages 60 – 63, inclusive, public records of Polk County, Florida.

TOGERSON PROPERTY

The SW – ¼ of NW – ¼ of Section 33, Township 26 South, Range 27 East, Polk County, Florida.

SIX ACRE TRACT

Tracts 1,2,3 and 4 in the Northeast ¼ of Section 32, Township 26 South, Range 27 East, as recorded on the map of Florida Development Co. tract as recorded on Plat book 3 pages 60 through 63 of the public records of Polk County. Less and except the west 918.70 fee there of.

LEGAL DESCRIPTION
OVER ALL

The S.W. ¼ of the S. ½ of the S.E. ¼ of Section 16; the S. ½ of the S.E. ¼ of Section 20; all of Section 21, less the W. ½ of the N.E. ¼; the N. ½ of the S. ½ of the S.W. ¼ of the S.E. ¼ lying west of old State Road N. 547 and the S. ½ of the S.W. ¼ of Section 22, less the S.E. ¼ of the S.E. ¼ of the S.W. ¼; the W. ½ of the S.W. ¼ of Section 27; all of Section 28, less the S. ½ of the N.E. ¼ and the N.W. ¼ of the S.E. ¼; the N. ½, lying east of the east boundary of Crescent Estates Subdivision 1 Unit "A", as recorded in Plat Book 52 at pages 5 and 6 of the public records of Polk County, Florida, and the S.E. ¼ of Section 29, less the S. ½ of the S.W. ¼ of the S.E. ¼; the E. ½ of the N.E. ¼ of Section 32; all of Section 33, including the S. ½ of the S.E. ¼ known and described as Lots 17 through 32 of the Florida Development Co. Tract, Plat Book 3, Pages 60 through 63 of the aforesaid public records, less the S.W. ¼ of the N.W. ¼ and the S.W. ¼ of the S.W. ¼; the W. ¾ of the N.E. ¼ of the N.W. ¼, the S.W. ¼ of the N.W. ¼, the S.W. ¼ of the S.W. ¼, the S. ½ of the N.W. ¼ of the S.W. ¼, the W. 335 feet of the N. ½ of the N.W. ¼ of the S.W. ¼, the N.W. ¼ of the N.W. ¼ and the S. ½ of the N.E. ¼ of the S.W. ¼ of Section 34, less the east 250 feet of the S. ½ of the N.E. ¼ of the S.W. ¼ lying north of the canal, all of the afore-described lands lying and being in Township 26 South Range 27 East.

Together with the N.E. ¼ of the N.E. ¼ of Section 4. Township 27 South, Range 27 East, known and being described as Lots 5 through 12 of the Florida Development Co. Tract, Plat Book 3, Pages 60 through 63 of the PUBLIC RECORDS of Polk County, Florida.

Together with Tract 4, less the North 115.00 feet thereof, Florida Development Company Tract Subdivision of the S.W. ¼ of Section 29, Township 26 South, Range 27 East "as recorded in Plat Book 38, Page 60, Public Records, Polk County, Florida.

Exhibit E

Legal Description for Temporary Non-phosphate Mining within Phase II:

That part of Sections 33 and 34, Township 26 South, Range 27 East, Polk County, Florida, being described as follows;

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 34, thence N89°59'23"W, along the South line of said Southwest 1/4 a distance of 200.00 feet to the POINT OF BEGINNING, thence continue N89°59'23"W, still along said South line, 795.86 feet, thence S00°30'51"E 298.13 feet, thence N85°00'16"W 1,208.64 feet, thence N15°38'01"W 140.44 feet, thence N00°55'34"E 24.51 feet, thence N20°04'38"E 116.03 feet, thence N07°20'10"E 94.24 feet, thence N02°13'16"W 120.57 feet, thence N29°58'53"W 100.31 feet, thence N31°54'13"W 124.06 feet, thence N50°20'52"W 273.23 feet, thence N58°28'15"W 61.94 feet, thence N22°20'28"W 691.71 feet, thence N60°36'25"E 42.39 feet, thence N10°44'44"W 117.88 feet, thence N62°38'32"W 74.00 feet, thence N89°06'50"W 29.17 feet, thence N61°50'22"W 40.09 feet, thence N06°06'33"W 49.23 feet, thence N16°34'59"E 57.22 feet, thence N55°41'22"E 82.08 feet, thence N86°03'58"E 276.68 feet, thence N61°37'22"E 261.16 feet, thence N74°58'38"E 168.09 feet, thence S86°53'08"E 111.05 feet, thence S61°59'33"E 362.58 feet, thence S16°20'06"E 72.17 feet, thence S49°58'50"E 89.32 feet, thence N77°19'09"E 107.65 feet, thence N11°05'36"E 16.69 feet, thence N71°22'00"E 176.68 feet, thence N85°31'10"E 66.25 feet, thence N62°18'50"E 101.03 feet, thence S75°06'28"E 50.03 feet, thence S46°47'34"E 144.59 feet, thence N57°33'05"E 27.60 feet, thence S38°58'44"E 30.37 feet, thence S68°44'26"E 106.61 feet, thence S86°09'08"E 202.11 feet, thence N61°38'42"E 34.39 feet, thence N83°47'33"E 51.60 feet, thence N72°20'16"E 16.41 feet, thence N52°58'57"E 10.52 feet, thence S89°10'59"E 24.62 feet, thence S01°59'10"E 174.80 feet, thence S27°54'34"E 107.58 feet, thence S33°15'26"E 115.55 feet, thence S43°47'27"E 98.70 feet, thence S51°31'06"E 124.19 feet, thence S84°51'06"E 124.15 feet, thence S00°34'20"E 1,035.00 feet, to the POINT OF BEGINNING.

Exhibit F

LEGAL DESCRIPTION (DEVCO 72)

A PORTION OF LOTS 1 THROUGH 3, 5 THROUGH 8, 9, 10, 12 THROUGH 14, A PORTION OF LOTS 15 AND 16, LOT 24, A PORTION OF LOT 25, AND LOT 26 OF FLORIDA DEVELOPMENT COMPANY TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60 AND HOLLY HILL GROVE AND FRUIT COMPANY AS RECORDED ON PLAT BOOK M, PAGE 36 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26, RANGE 27 EAST POLK COUNTY, FLORIDA; THENCE RUN N89°44'13"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 137.53 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°09'38"W, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE US27 (S.R. 25) AND THE SOUTH LINE OF LOT 16 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N00°09'38"W, A DISTANCE OF 590.70 FEET; THENCE RUN N89°50'22"E, A DISTANCE OF 30.00 FEET; THENCE RUN N00°09'38"W, A DISTANCE OF 500.54 FEET; THENCE RUN S89°50'22"W, A DISTANCE OF 45.00 FEET; THENCE RUN N00°09'38"W, A DISTANCE OF 101.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD LAKES BOULEVARD AS RECORDED IN PLAT BOOK 94, PAGE 24 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N89°42'16"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 866.87 FEET TO THE WEST LINE OF LOT 4 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN S00°09'42"E ALONG SAID WEST LINE, A DISTANCE OF 546.42 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE RUN N89°43'15"E ALONG SAID SOUTH LINE, A DISTANCE OF 329.76 FEET TO THE EAST LINE OF THE AFORESAID LOT 4; THENCE RUN N00°09'24"W ALONG SAID EAST LINE, A DISTANCE OF 546.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID RIDGEWOOD LAKES BOULEVARD; THENCE RUN N89°42'16"E ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 659.42 FEET; THENCE RUN S00°00'07"W, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 887.70 FEET, A CENTRAL ANGLE OF 35°59'00", A CHORD BEARING OF S68°59'11"E AND A CHORD DISTANCE OF 548.38 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 557.50 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S54°51'12"E, A DISTANCE OF 163.37 FEET TO A POINT ON THE EAST LINE OF LOT 8 OF THE AFORESAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN S00°08'14"E ALONG THE EAST LINE OF LOT 8 AND LOT 9 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT, A DISTANCE OF 894.74 FEET TO THE SOUTH LINE OF LOT 9 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN S89°44'13"W ALONG THE SOUTH LINE OF LOT 9 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT, A DISTANCE OF 644.40 FEET TO THE EAST LINE OF LOT 11 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN N00°08'49"W ALONG SAID EAST LINE, A DISTANCE OF 646.70 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE RUN S89°43'15"W ALONG SAID NORTH LINE, A DISTANCE OF 329.76 FEET TO THE WEST LINE OF SAID LOT 11; THENCE RUN S00°09'07"E ALONG SAID WEST LINE, A DISTANCE OF 646.61 FEET TO THE SOUTH LINE OF LOTS 12 THROUGH 14 OF SAID FLORIDA DEVELOPMENT COMPANY TRACT; THENCE RUN

S89°44'13"W ALONG SAID SOUTH LINE, A DISTANCE OF 989.11 FEET TO THE EAST LINE OF A WATER MANAGEMENT SITE AS RECORDED IN OFFICIAL RECORDS BOOK 6114, PAGE 1385 AND OFFICIAL RECORDS BOOK 6387, PAGE 2111 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N00°10'00"W ALONG SAID EAST LINE, A DISTANCE OF 329.77 FEET; THENCE RUN S89°44'13"W, A DISTANCE OF 234.34 FEET TO THE POINT OF BEGINNING.
CONTAINS: 54.920 ACRES MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA; THENCE RUN N89°44'13"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2301.79 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S00°07'38"W, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF LOT 24 OF THE AFORESAID HOLLY HILL GROVE AND FRUIT COMPANY SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN N89°44'13"E ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 320.89 FEET TO THE EAST LINE OF SAID LOT 24; THENCE RUN S00°08'14"E ALONG SAID EAST LINE, A DISTANCE OF 963.76 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2593, PAGE 1566 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S89°46'10"W A DISTANCE OF 330.00 FEET; THENCE RUN S00°05'30"E, A DISTANCE OF 330.00 FEET TO THE SOUTH LINE OF LOT 26 OF THE AFORESAID HOLLY HILL GROVE AND FRUIT COMPANY SUBDIVISION; THENCE RUN S89°46'09"W ALONG SAID SOUTH LINE, A DISTANCE OF 320.27 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°00'35"W, A DISTANCE OF 646.70 FEET TO THE NORTH LINE OF SAID LOT 26; THENCE RUN N89°45'11"E ALONG SAID NORTH LINE, A DISTANCE OF 325.22 FEET TO THE WEST LINE OF LOT 24 OF SAID HOLLY HILL GROVE AND FRUIT COMPANY SUBDIVISION; THENCE RUN N00°07'38"E ALONG SAID WEST LINE, A DISTANCE OF 646.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LEGAL DESCRIPTION (VILLAGE 14)

LOTS 13, 14, 17 THROUGH 20 AND LOTS 29 THROUGH 32, FLORIDA DEVELOPMENT COMPANY TRACT, TOGETHER WITH THE VACATED 30 FOOT ROAD RIGHT OF WAY BETWEEN LOT 13 AND 14 AND LOT 19 AND 20 AS RECORDED IN PLAT BOOK 3, PAGE 60 PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 27 EAST POLK COUNTY, FLORIDA; THENCE RUN N89°50'38"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 15.00 FEET; THENCE RUN N00°14'59"W, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32 AND THE POINT OF BEGINNING; THENCE RUN N00°14'59"W ALONG THE WEST LINE OF SAID LOT 32 AND 17, A DISTANCE OF 1295.17 FEET; THENCE RUN N89°49'17"E ALONG THE NORTH LINE OF SAID LOTS 17 AND 18, A DISTANCE OF 652.07 FEET; THENCE RUN N00°10'15"W ALONG THE WEST LINE OF SAID LOT 14 AND ITS SOUTHERN PROJECTION, A DISTANCE OF 678.37

FEET; THENCE RUN N89°50'23"E ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 264.01 FEET TO THE SOUTHWEST CORNER OF RIDGEWOOD LAKES VILLAGE 3A AND B AS RECORDED IN PLAT BOOK 146, PAGE 31 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE N89°50'23"E ALONG THE SOUTH LINE OF SAID RIDGEWOOD LAKES VILLAGE 3A AND B, A DISTANCE OF 403.40 FEET TO THE WEST LINE OF SAID RIDGEWOOD LAKES VILLAGE 3A AS RECORDED IN PLAT BOOK 143, PAGE 6 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S00°06'13"E ALONG SAID WEST LINE, A DISTANCE OF 1973.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29; THENCE RUN S89°50'38"W ALONG THE SOUTH LINE OF SAID LOTS 29 THROUGH 32, A DISTANCE OF 1315.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LEGAL DESCRIPTION (VILLAGE 15)

LOTS 23 AND 24, FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOTAL AREA CONTAINS: 126.4 ACRES MORE OR LESS



Stacy M. Butterfield, CPA

*Clerk of the Circuit Court & County Comptroller
Polk County, Florida*

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(863) 534-5951 Fax

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CLERK AND COMPTROLLER TO THE BOARD

July 18, 2014

RECEIVED

JUL 1 2014

LAND DEVELOPMENT
DIVISION

Jennifer Codo-Salisbury
Central Florida Regional Planning Council
P.O. Box 2089
Bartow, FL 33831

Dear Ms. Codo-Salisbury:

Enclosed is a certified copy of Resolution No. 14-036, Notice of Proposed Change to the Ridgewood Lakes Development of Regional Impact.

Resolution No. 14-036 was adopted by the Polk County Board of County Commissioners on May 6, 2014.

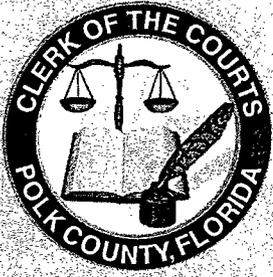
Sincerely,

Stacy M. Butterfield
County Clerk and Comptroller

By: Erin Valle, Deputy Clerk

cc: Tom Wodrich, Long Range Planning

The Mission of the Office of Clerk of the Circuit Court is to function as a team dedicated to our customers by preparing and maintaining accurate records, furnishing assistance in an understanding and compassionate manner, and providing services with competence, professionalism, and courtesy in compliance with laws, rules and regulations.



Stacy M. Butterfield, CPA

*Clerk of the Circuit Court & County Comptroller
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CLERK AND COMPTROLLER TO THE BOARD

July 18, 2014

Mr. Dan Pennington
Department of Economic Opportunity
Division of Community Development
107 E. Madison Street, MSC 160
Tallahassee, Florida 32399

Dear Mr. Pennington:

Enclosed is a certified copy of Resolution No. 14-036, Notice of Proposed Change to the Ridgewood Lakes Development of Regional Impact.

Resolution No. 14-036 was adopted by the Polk County Board of County Commissioners on May 6, 2014.

Sincerely,

Stacy M. Butterfield
County Clerk and Comptroller

By: Erin Valle, Deputy Clerk

cc: Tom Wodrich, Long Range Planning

The Mission of the Office of Clerk of the Circuit Court is to function as a team dedicated to our customers by preparing and maintaining accurate records, furnishing assistance in an understanding and compassionate manner, and providing services with competence, professionalism, and courtesy in compliance with laws, rules and regulations.

STATE OF FLORIDA)
)
COUNTY OF POLK)

I Stacy M. Butterfield, Polk County Clerk and Comptroller, hereby certify that the foregoing is a true and correct copy of Resolution No. 14-036, Notice of Proposed Change to the Ridgewood Lakes Development of Regional Impact, which was adopted by the Polk County Board of County Commissioners on May 6, 2014.

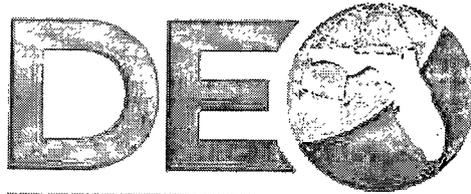
WITNESS my hand and official seal on this 18th day of July 2014.

STACY M. BUTTERFIELD, CLERK

By: Erin Valle
Erin Valle
Deputy Clerk



Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

**FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY**

August 14, 2014

Tom Wodrich
Polk County Long Range Planning
330 West Church Street
Post Office Box 988
Bartow, Florida 33831-0988

RE: Ridgewood Lakes Development of Regional Impact (DRI), Development Order Amendment, County Resolution No. 14-036

Dear Mr. Wodrich:

The Florida Department of Economic Opportunity, has reviewed the Development Order Amendment for Ridgewood Lakes DRI (Resolution No. 14-036), adopted by the Polk County Board of County Commissioners on May 6, 2014 and offers the following comments.

The State Land Planning Agency has been determined that the Development Order meets the requirements of Section 380.06(15), Florida Statutes, and the Agency will not appeal its adoption.

If you have any questions please free to contact Dan Pennington of my staff at (850) 717-8524 or dan.pennington@deo.myflorida.com.

Sincerely,

Ana Richmond, Chief

Bureau of Community Planning

AR/dp

CC: Ms. Pat Steed, Central Florida Regional Planning Council

Florida Department of Economic Opportunity | The Caldwell Building | 107 E. Madison Street | Tallahassee, FL | 32399-4120
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax | www.FloridaJobs.org | www.twitter.com/FLDEO | www.facebook.com/FLDEO

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