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## New Development, Even Small, Is Significant in Frostproof

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By Bill Bair  
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FROSTPROOF | By Polk County standards these days, a 22-unit subdivision hardly seems like news.

In Frostproof, it is a milestone.

When ground is broken Saturday just east of the railroad tracks on County Road 630, Central Ridge Estates will become the first subdivision constructed inside the city limits in decades.

City Manager T.R. Croley, who was born in Frostproof, said the last subdivision she can remember being constructed in the city was in the 1960s.

The city of 3,000 in Southeast Polk simply has not seen the rapid growth experienced elsewhere in Central Florida.

That may be about to change, with two major projects on the drawing board on recently annexed property north of the city. One project is a 1,500-home subdivision on Breeze Point, adjacent to the county's Crooked Lake Prairie Preserve, and the other is an 800-unit development between Lake Patrick and Lake Moody.

The Florida Department of Community Affairs is now reviewing plans for those projects.

Central Ridge Estates may mark the growth turning point.

Mary Ruth Wilson, who heads Central Ridge Inc., said plans call for three-bedroom, two-bath houses on one-quarter acre lots or larger.

She said the houses will sell for the "high \$190s."

Central Ridge is a family corporation, which includes the wife, five children and 19 grandchildren of Victor Sullivan, who died in 1991.

The corporation has sold off some of the grove property Sullivan once owned and purchased commercial property in Lakeland, Winter Haven, Dundee, Lake Hamilton and Frostproof.

Wilson said the new subdivision will include a commercial plaza on County Road 630.

The first phase of that plaza will be 6,200 square feet, with a similarly sized addition planned once the first part is occupied, she said.

Wilson said site work is nearing completion, with construction of the first two houses expected to begin by the end of the month.

"A lot of people think Frostproof is drying up and going away," Wilson said. "It isn't."