

Defenders of Crooked Lake  
PO Box 191  
Babson Park, FL 33827

January 5, 2024

City of Frostproof - Planning and Zoning Commission & City Council  
111 West First Street  
Frostproof, FL 33843

RE: Proposed RV Park near intersection of Cody Villa Road and Wes Mann Road

Dear Members of the Planning and Zoning Commission & City Council,

On December 19, 2023, the Defenders of Crooked Lake received a presentation by Chris Daly, owner of Landdaly, LLC, regarding his proposed development on property near the intersection of Cody Villa Road and Wes Mann Road. As presented, the development would consist of a Recreational Vehicle (RV) Park with 140 spots on 47 acres.

The proposed RV Park is similar to a project proposed by Landdaly in November of 2019. After receiving feedback from the City and other members of the community regarding the suitability of the RV Park at this location, the previous application was withdrawn.

A portion of the property that was previously proposed as RV park was subsequently approved for single-family residential development on a 1 unit per 2-acre basis.

The Planning and Zoning Commission and City Council have rejected other proposed developments in this area due to concerns about density. The Defenders of Crooked Lake share your concern that excessive density in this part of the City would put too much stress on the City's resources and the environment. Further, the State of Florida has passed more stringent requirements related to wastewater disposal in areas of water quality concern. As the Crooked Lake watershed is within the Kissimmee River Basin Management Action Plan, developments within this watershed are now held to these heightened standards.

We commend the City of Frostproof for expressing concern about excessive density in this environmentally sensitive area. We encourage the City to continue to reject developments in this area that are more dense than 1 unit per 2 acres. The proposed RV Park, 140 spots on 47 acres, represents a density of approximately 3 units per acre. Therefore, we encourage the City to reject the RV Park.

Sincerely,

James Tully  
*President*