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March 31, 2026

Polk County Planning & Development Division
330 W Church St
Bartow, FL 33830

Re: Conditional Use CU 02-18 – 3952 Sam Keen Road, Lake Wales, FL 33898 –
Request for Legal and Zoning Determination
Case Number: LDCU-2025-29
Case Name: Thomas Landing Fish Camp Expansion

To Whom It May Concern,

I am the owner of the north parcel associated with Conditional Use CU 02-18 located at 3952 Sam Keen Road, Lake Wales, Florida 33898, which includes the original address and single-family dwelling structure tied to the original conditional use approval.

It is my understanding that CU 02-18 was originally approved as a unified conditional use covering two parcels under a single site and set of conditions. The two parcels were later separated and sold independently. Since acquiring the north parcel, I have maintained the conditional use and compliance with applicable conditions. This includes, but not limited to, the labor, material and equipment costs associated with maintaining Thomas Landing Road and managing tree overgrowth to allow for suitable emergency and service vehicle access, as required by the original conditional use CU 02-18. In addition, as of 2025, I paid property taxes in the amount of \$6,520.90 for the north parcel located 3952 Sam Keen Road, Lake Wales, Florida 33898, further demonstrating my continued financial responsibility, investment, and active use of the property conditional use CU 02-18. By continuously maintaining the conditional use and complying with the applicable conditions tied to CU 02-18, I have preserved the grandfather rights associated with the original approval and ensured that the conditional use has remained active and in good standings on the north parcel. My ongoing maintenance, compliance, and operational responsibility have prevented any lapse, discontinuance, or abandonment of the conditional use and have upheld the intent and validity of the original conditional use CU 02-18.

During my due diligence phase, prior to purchasing the north parcel, I met with Polk County Planning and Development Division to ensure I fully understood what I was purchasing. During those meetings, it was reinforced that I would have all rights to Conditional Use CU 02-18, including but not limited to the attached entitlements associated with the original approval.

Additionally, during the course of 2022, Polk County Planning and Development Division reconfirmed that Conditional Use CU 02-18 and its attached entitlements remained active for use at my property located at 3952 Sam Keen Road, Lake Wales, FL 33898. This confirmation further supported my understanding that the conditional use remained valid and applicable to the north parcel and its original address. This due diligence and reliance on Polk County's representations were material to my decision to purchase the north parcel.

The adjacent south parcel owner demolished all structures on their property more than six (6) years ago, as reflected in Polk County tax assessment and property appraiser records, and has not operated under the conditional use during that time. The south parcel has remained inactive with respect to the conditional use for an extended period following the demolition of all improvements associated with the original approval.

Given that the south parcel has remained inactive for more than six (6) years following the demolition of all structures and improvements tied to the original conditional use approval, it raises the question of whether the conditional use rights associated with the south parcel have been abandoned or terminated under Polk County Land Development Code provisions regarding discontinuance or abandonment of a conditional use.

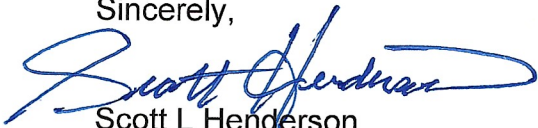
When taking a step back and evaluating the variables and overall complexity of this matter, it appears to be in everyone's best interest to move forward with an approval of Case Number LDCU-2025-29 (Thomas Landing Fish Camp Expansion) with appropriate limitations, including limiting the south parcel property to a maximum expansion of ten (10) RV/Cabin sites. The original entitlements would remain with the north side property parcel as reflected in Case Number LDCU-2025-29 (Thomas Landing Fish Camp Expansion) and the approval conditions listed in the staff report provided by the Polk County Development Review Committee.

I purchased the north parcel as a single owner with the understanding that the south parcel property owners maintained a largely vacant property with no permanent structures and minimal annual activity. Limiting the number of proposed RV/Cabin sites would help preserve that understanding while minimizing growth and operational impacts to the surrounding area, reducing intensity, traffic, and overall impacts on adjacent properties and the community.

This approach would allow Polk County to move forward with a reasonable and balanced outcome while maintaining fairness to all parties and protecting the intent of the original Conditional Use CU 02-18.

Thank you for your time, attention, and consideration to my position as the north side parcel property owner adjacent to the south side parcel property owned by KDC Forever, LLC!

Sincerely,

A handwritten signature in blue ink that reads "Scott L Henderson". The signature is stylized with a large, sweeping initial "S" and a long horizontal flourish at the end.

Scott L Henderson

Property Owner – North Parcel under CU 02-18