



DeSoto County Board of Adjustment Meeting Agenda

Tuesday, February 3, 2026 **5:30 PM**

CALL TO ORDER

ROLL CALL

SET OR AMEND THE AGENDA

PUBLIC FORUM FOR NON-AGENDA ITEMS

ACTION ITEMS

1. Schedule Hearing for the Lewis Hall Appeal (APPL-0011-2025) of **26-1532**
Development Director Decision re: Certified Lot Split

Sponsors: Administrator

Attachments: Applicant request for Appeal

Exhibit A-Denial Letter & Survey

Exhibit B-Quit Claim Deed

Exhibit C-Application with attachments

Exhibit D-Ordinance 2025-010

Exhibit E-ingress egress easement

Exhibit E-GIS Map of Driveway d

Exhibit G-Picture of driveway from Pine

Exhibit H-Engineering Detail D-3A

Exhibit I-Engineering Detail D-17C

Exhibit J-Engineer Report Construction

REMARKS

BOARD MEMBERS REMARKS

ADJOURNMENT



DeSoto County

2/3/2026

Item #: 1.

- Consent Agenda Quasi-Judicial Public Hearing
- Regular Business 5:30 pm
- Public Hearing Other

DEPARTMENT: Planning & Zoning

SUBMITTED BY: Laura McClelland

PRESENTED BY: Misty Servia

TITLE & DESCRIPTION:

Schedule Hearing for the Lewis Hall Appeal (APPL-0011-2025) of Development Director Decision re: Certified Lot Split

REQUESTED MOTION:

A motion to schedule the Lewis Hall Appeal hearing for the March 3, 2026 Board of Adjustment meeting.

SUMMARY:

The applicant has filed an Appeal to the Board of Adjustment (the “BOA”), appealing the denial rendered on November 18, 2025, for a Certified Lot Split, CLS-0009-2025.

BACKGROUND:

On September 17, 2025, the Development Department received an application for a Certified Lot Split, made pursuant to County Ordinance No. 2025-010, for an 11.86-acre parcel owned by Don Thomas Hall, individually and as co-trustee and M. Lewis Hall, individually and a co-trustee of a family Trust (the “Applicant”) for property addressed as 8134 SE Hall Drive in Arcadia, Florida (the “Property”).

On November 18, 2025, the Development Director issued a written denial of said request, which denial is made part of the attached record.

Pursuant to Sec. 20-1523 of the County’s Land Development Regulations (“LDRs”), appeals of the Development Director’s decisions may be taken to the Board of Adjustment (“BOA”). In accordance with said regulations, the Applicant has filed an appeal of the Development Director’s denial dated November 18, 2025, which appeal is made part of the attached record.

Moreover, Sec. 20-1523 of the LDRs further provides that after receipt of an appeal, the Development Director shall forthwith transmit to the BOA all papers constituting the record upon which the action appealed from was taken, and the BOA shall fix a reasonable time for the hearing of the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time.

ITEM #: 1.

In accordance with the aforementioned LDR provisions, the instant request is for the BOA to schedule the hearing of the appeal.

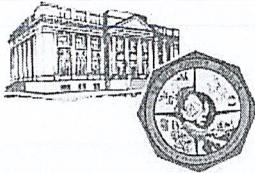
NOTICE OF APPEAL TO THE DESOTO COUNTY BOARD OF ADJUSTMENT

NOTICE IS GIVEN that, pursuant to LDR Sec. 20-1523, M. Lewis Hall, III, Trustee, (“Applicant”) appeals to the Desoto County Board of Adjustment, the denial of the application for a certified lot split (CLS-0009-2025) by the Planning Director of Desoto County entered on November 18, 2025. A copy of the letter denying the application is attached hereto as Exhibit “A”.

The letter denying the application states “[T]he existing paved private driveway (identified on the Property Appraiser’s website as “SE Hall Drive”) is shown as access to the proposed lot, but the access was not approved as a public or private street and does not meet the Desoto County Engineering Standards for a street.” SE Hall Drive meets or exceeds all Desoto County Engineering Standards for a private roadway. The denial letter also states: “the LDR requires all lots to have a minimum amount of frontage on a street, based on the required lot width. Your Applicant requested clarification of this ground for denial and the clarification from the Director argued the travel way appears to be a driveway rather than a road. See Exhibit “B.” Applicant’s proposed lot split has 300-feet frontage on SE Hall Drive, a private road.

WILLIAMS, PARKER, HARRISON,
DIETZ & GETZEN

/s/ M. Lewis Hall, III
M. LEWIS HALL, ESQUIRE
Florida Bar No. 0249513
50 Central Avenue, Eighth Floor
Sarasota, Florida 34236
Telephone: (941) 366-4800
Facsimile: (941) 366-5109
Primary Email: lhall@williamssparker.com
Secondary Email: mwengerd@williamssparker.com
Attorneys for M. Lewis Hall, III, Trustee



Desoto County
Board of County Commissioners
Planning and Zoning
201 East Oak Street; Suite 204
Arcadia, Florida 34266

November 18, 2025

Revised Letter

M. Lewis Hall, III Trustee
Lewis Hall, III U/A dated March 23, 2015
8637 SE Bull Road
Arcadia, FL 34266

Sent via email to: lhall@williamssparker.com

RE: Certified Lot Split (CLS-0009-2025) – Denial
Parent Parcel ID Number: 08-39-26-0000-0010-0000

Dear Mr. Hall

This letter has been revised to correct a typo in the LDR reference in the third paragraph below. Section 20-231(c)(s) should have been Section 20-231(c)(2). This letter serves as denial of the above-referenced application for a Certified Lot Split.

The application is inconsistent with Desoto County Ordinance No. 2025-010 regarding the required access for certified lots. The existing paved private driveway (identified on the Property Appraiser's website as "SE Hall Drive") is shown as access to the proposed lot, but the access was not approved as a public or private street and does not meet the Desoto County Engineering Standards for a street.

Pursuant to Section 20-231(c)(2) of the Land Development Regulations (LDR), a Certified Lot Split can be approved when the proposed lot has "*...existing access to a public or private street constructed in conformance with the Desoto County or State of Florida Engineering Standards or is listed in the official inventory of County maintained streets.*"

Additionally, the LDR requires all lots to have a minimum amount of frontage on a street, based on the required lot width.

A private street can be approved with an Improvement Plan.

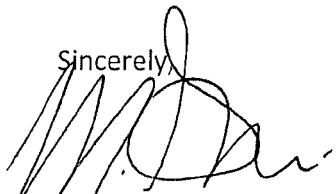
Should you want to convert the existing driveway to a street, LDR Section 20-445(a)(2) allows the Board of County Commissioners to approve exceptions to the adopted engineering standards that cannot be reasonably achieved, through the Development Plan process.

EXHIBIT

A

Please also note for your information that a majority of the proposed Certified Lot Split is within the Conservation Overlay District, indicating the potential for wetlands. The State of Florida regulates the protection of wetlands.

The two applications mentioned above are included with this letter for your convenience. Please don't hesitate to contact me via email at planning@desotobocc.com with any questions.

Sincerely

Misty Servia, AICP
Planning Director

Attachments:
Boundary Survey
Development Plan and Improvement Plan applications

Wengerd, Mindy

Subject: FW: Certified Lot Split - CLS-0009-2025

From: Misty Servia <m.servia@desotobocc.com>
Sent: Tuesday, November 18, 2025 3:04 PM
To: HALL, III, M. LEWIS <lhall@williamssparker.com>
Cc: Planning <Planning@desotobocc.com>; jclvatt@30south.net
Subject: RE: Certified Lot Split - CLS-0009-2025

Good afternoon, Mr. Hall,

Please give Charlie my regards – I always loved working with him! I imagine his daughter is all grown up! I remember when she was born.

Thank you for identifying a typo in the letter. The LDR reference should have been, 20-231(c)(2) instead of 20-231(c)(s). I have attached a corrected letter to this email.

I have also attached the adopted ordinance 2025-010 for you, as Muni-code has not yet processed the amendment into our online LDR.

Regarding the SE Hall Drive – I don't find records that show the street was ever approved through the county and the travel way appears to be a driveway, rather than a road. Please share any records that you may have to the contrary.

In DeSoto County, each lot must have frontage on a road (public or private), and the amount of frontage is based on the required lot width for the zoning district. Eighty percent of the required lot width is required along the street for standard lots and 60% is required when a lot fronts a cul-de-sac. The proposed certified lot showed 300' of frontage on a *driveway*, not a *road*.

New private streets are considered “major developments” and are reviewed with an Improvement Plan to ensure they are designed and constructed to county standards. New public streets are reviewed with a major plat application.

The engineering standards for local roads (private and public) require 60' in width. The Board can authorize deviations to engineering standards with a Development Plan.

An appeal can be filed within 60 days, to be heard by the Board of Adjustment, per LDR Section 20-1523. The fee is \$150.

Hope this is helpful. Please let me know if you have any additional questions.



Respectfully,
Misty Servia, AICP



DeSoto County Planning Director

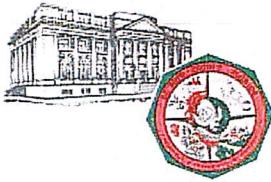
Email: m.servia@desotobocc.com

Office: 863.993.4806

Cell: 863.444.7627

Address: 201 E Oak Street, Suite 204

Arcadia, FL 34266



Desoto County
Board of County Commissioners
Planning and Zoning
201 East Oak Street; Suite 204
Arcadia, Florida 34266

November 17, 2025

M. Lewis Hall, III Trustee
Lewis Hall, III U/A dated March 23, 2015
8637 SE Bull Road
Arcadia, FL 34266

Sent via email to: lhall@williams Parker.com

RE: Certified Lot Split (CLS-0009-2025) - Denial
Parent Parcel ID Number: 08-39-26-0000-0010-0000

Dear Mr. Hall

This letter serves as denial of the above-referenced application for a Certified Lot Split.

The application is inconsistent with Desoto County Ordinance No. 2025-010 regarding the required access for certified lots. The existing paved private driveway (identified on the Property Appraiser's website as "SE Hall Drive") is shown as access to the proposed lot, but the access was not approved as a public or private street and does not meet the Desoto County Engineering Standards for a street.

Pursuant to Section 20-231(c)(s) of the Land Development Regulations (LDR), a Certified Lot Split can be approved when the proposed lot has "*...existing access to a public or private street constructed in conformance with the Desoto County or State of Florida Engineering Standards or is listed in the official inventory of County maintained streets.*"

Additionally, the LDR requires all lots to have a minimum amount of frontage on a street, based on the required lot width.

A private street can be approved with an Improvement Plan.

Should you want to convert the existing driveway to a street, LDR Section 20-445(a)(2) allows the Board of County Commissioners to approve exceptions to the adopted engineering standards that cannot be reasonably achieved, through the Development Plan process.

Please also note for your information that a majority of the proposed Certified Lot Split is within the Conservation Overlay District, indicating the potential for wetlands. The State of Florida regulates the protection of wetlands.

The two applications mentioned above are included with this letter for your convenience.
Please don't hesitate to contact me via email at planning@desotobocc.com with any questions.

Sincerely,

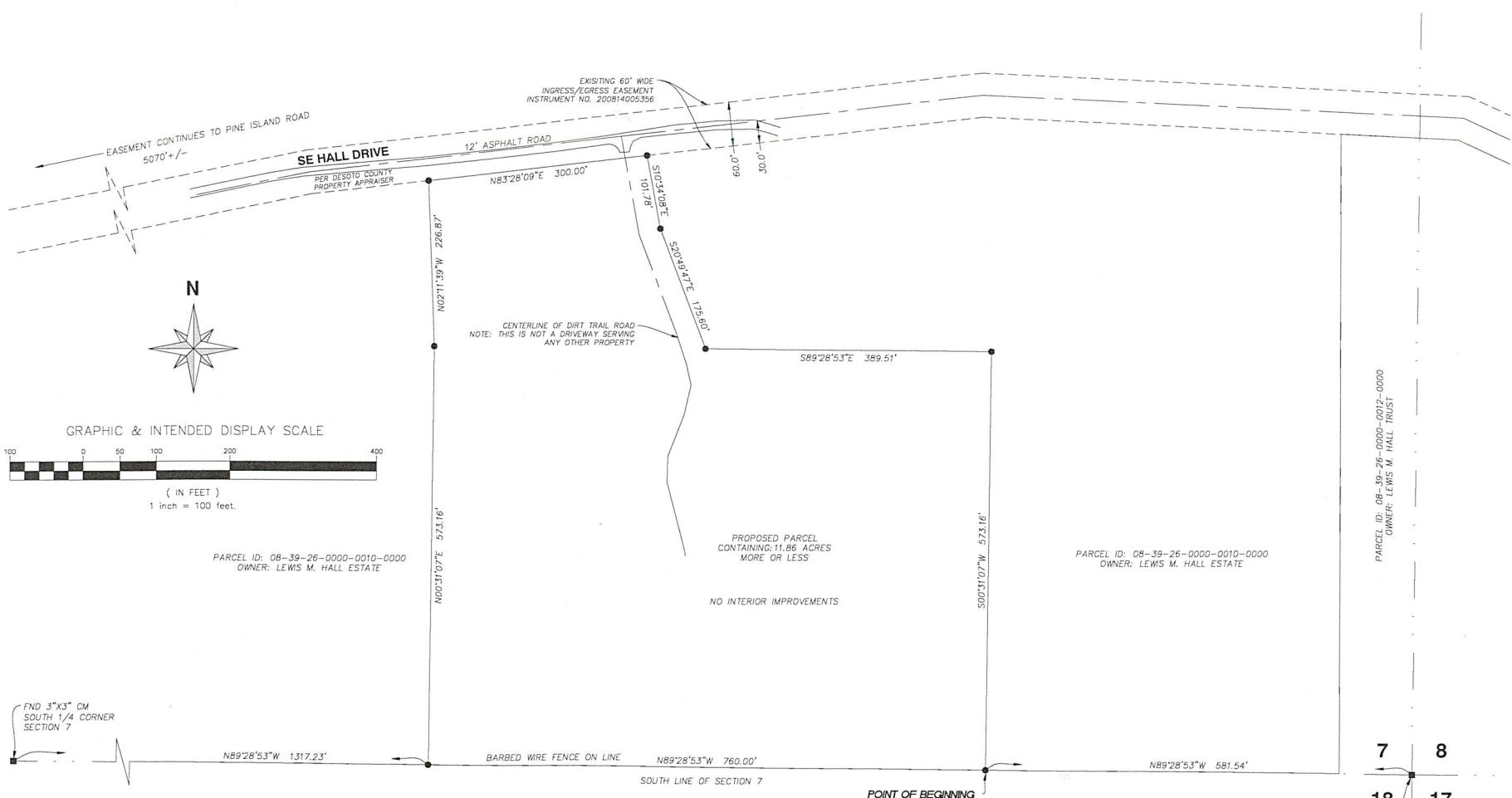
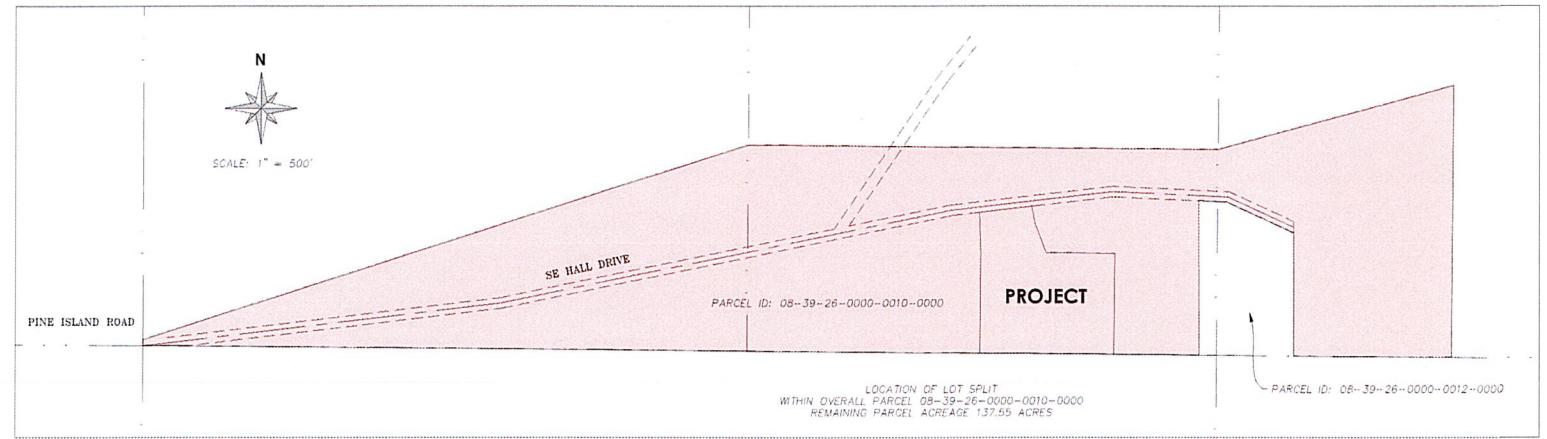
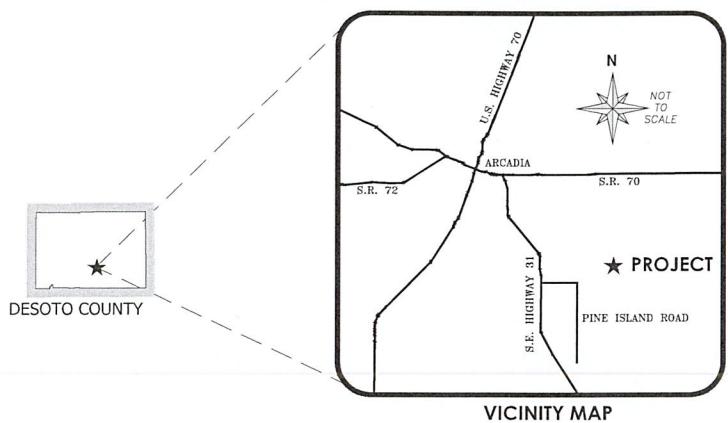


Misty Servia, AICP
Planning Director

Attachments:
Boundary Survey
Development Plan and Improvement Plan applications

BOUNDARY SURVEY FOR CERTIFIED LOT SPLIT

LYING IN SECTION 07,
TOWNSHIP 39 SOUTH, RANGE 26 EAST
DESOTO COUNTY, FLORIDA



LEGAL DESCRIPTION

A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7, thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence South 103°49'07" East, a distance of 226.87 feet along said south line; thence North 02°11'39" East, a distance of 226.87 feet to a point on the south line of a 60 feet wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance 300.00 feet; thence South 103°49'07" East a distance of 101.78 feet; thence South 204°54'47" East a distance of 175.60 feet; thence South 89°28'53" East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 00°31'07" West, a distance of 573.16 feet to the Point of Beginning.

Containing 11.86 acres.

SURVEYOR's NOTES

1. North, the Bearings and the Coordinates shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of North 89°28'53" West along the South line of the Section 07, Township 39 South, Range 26 East, DeSoto County, Florida as shown hereon is held as a bearing reference. All measurements are in U.S. Survey Feet.
2. A Commitment for Title Insurance prepared by American Land Title Association, Commitment Number 1675319A1 with a date of September 11, 2025 at 11:00 p.m. has been reviewed. Based on a review of the Title Report, there are no encumbrances on the land that are not shown on the survey.
3. The Legal description was prepared by 30 South, LLC per client request and is based on deeds of record and is a portion of DeSoto County Property Appraiser Parcel #08-39-26-0000-0010-0000.
4. The parcel information shown hereon was taken from the DeSoto County Property Appraiser website and is shown for informational purposes only.
5. All bearings and distances shown and corners set represent the title deed.

LEGEND

FND	FOUND
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
CM	CONCRETE MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
PG	PAGE
NO.	NUMBER
●	SET 5/8" STEEL ROD & CAP STAMPED "CORNER LB 8474" SET AS PRM

1) THERE ARE NO EXISTING STRUCTURES WITHIN 50-FEET OF THE NEW PROPERTY BOUNDARIES.
2) THERE ARE NO EXISTING ON SITE OR CONTIGUOUS DRIVEWAYS, WELLS/SEPTIC, OR PUBLIC UTILITIES.
3) THERE ARE NO APPARENT EXISTING EASEMENTS CONTIGUOUS TO OR WITHIN THIS PARCEL EXCEPT FOR THE ACCESS EASEMENT NOTED AS SE HALL DRIVE.

BOUNDARY SURVEY

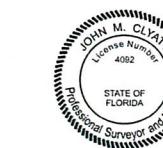
7/8/2025
PROJECT No. 317
SURVEY DATE
DRAWING No. 784
No. 1 OF 1

30 SOUTH, LLC
425 BARTOW, FLORIDA 33830
PHONE: (863) 800-3539
LICENSED BUSINESS No. LB 8474
Surveying & Mapping

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL ON THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	NO.	DATE	APPROVED	REVISION
O.R. 7/6/25	1	8/20/25	JMC	FIRST ISSUE
O.R. 2	2	9/24/25	JMC	UPDATED SURVEY TITLE
O.R. 3	3	10/29/25	JMC	ADD TITLE COMMITMENT NOTE ADD DETAIL OF LOCATION OF LOT SPLIT
				LICENSED SURVEYOR AND MAPPER

John M Clyatt Digitally signed by
John M Clyatt

JOHN M. CLYATT
License Number 4092
STATE OF FLORIDA
Professional Surveyor and Mapper
JOHN M. CLYATT, P.S.M.
FLORIDA REGISTRATION No. 4092
30 SOUTH, LLC
FLORIDA REGISTRATION No. LB 8474
DRAWING No. 784



CONSIDERATION \$ 10.00
DOC TAX \$ 0.70
RECORD \$ 39.50

PARCEL ID NO.

Prepared by and return to:



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236
(941) 366-4800
Attention: M. Lewis Hall, III

QUITCLAIM DEED

This Indenture, made August 11th, 2025, by and between Don Thomas Hall, individually and as Co-Trustee and M. Lewis Hall, III, individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015, hereinafter referred to as Grantors, whose post office address is 8134 SE Hall Drive, Arcadia, Florida 34266 and M. Lewis Hall, III as Trustee of the M. Lewis Hall, III. Trust U/A dated March 23, 2015, hereinafter referred to as Grantee, whose post office address is 8637 SE Bull Road, Arcadia, Florida 34266.

Witnesseth: Grantors, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, do hereby release, remise and quitclaim to Grantee any and all of the right, title and interest of Grantors in and to the following described property situate in Desoto County, Florida:

A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7; thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence continuing North 89°28'53": West along said south line, a distance of 760.00 feet; thence departing said south line, North 00°31'07" East, a distance of 573.16 feet; thence North 02°11'39" West a distance of 226.87 feet to a point on the south line of a 60 feet wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance of 300.00 feet; thence South 10°34'08" East a distance of 101.78 feet; thence South 20°49'47" East a distance of 175.60 feet; thence South 89°28'53" East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 00°31'07" West, a distance of 573.16 feet to the Point of Beginning.

Containing 11.86 acres.

Grantors certify, warrant, and covenant that neither Grantors nor any beneficiary of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015, or The Muriel F. Hall Trust Agreement dated July 23, 2015, reside on the above-described property or any property adjacent thereto and the above described property does not constitute any part of the Grantors' homestead under the laws of the State of Florida.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

As used herein, the terms "Grantors" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantors have signed and sealed this deed the date above written.

WITNESSES:

Witness Name: Mark Silverio

Witness Address: 255 8th Street
South Naples, FL 34102

Don Thomas Hall

Don Thomas Hall, individually
and as Co-Trustee of The M.
Lewis Hall, Jr. Trust Agreement
dated July 23, 2015 and The
Muriel F. Hall Trust Agreement
dated July 23, 2015

Mercedes A.

Witness Name: Mercedes A.

Witness Address: 255 8th Street
South Naples, FL 34102

ADDITIONAL SIGNATURES ON NEXT PAGE

Jennifer Hawkins Dycula
Witness Name: Jennifer Hawkins Dycula

Witness Address: 50 Central Ave., 8th Floor
Sarasota, FL 34236

M. Lewis Hall

M. Lewis Hall, III, individually
and as Co-Trustee of The M.
Lewis Hall, Jr. Trust Agreement
dated July 23, 2015 and The
Muriel F. Hall Trust Agreement
dated July 23, 2015

Sarah M. Wengert
Witness Name: Sarah M. Wengert

Witness Address: 2218 Arden DRIVE
Sarasota, FL 34232

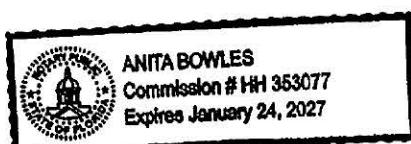
STATE OF FLORIDA

COUNTY OF DESOTO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of July 2025 by Don Thomas Hall, Individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.


Signature of Notary Public

(Notary Seal)



Anita Bowles
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my
commission expires on 1/24/27.

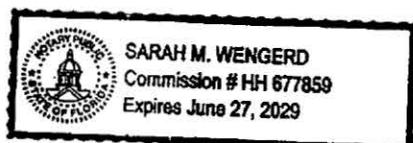
ADDITIONAL NOTARY ACKNOWLEDGEMENT ON NEXT PAGE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of August 2025 by M. Lewis Hall, III, Individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015 , who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

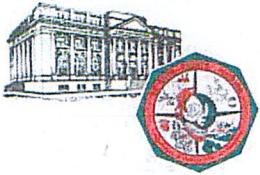
Sarah M. Wengerd
Signature of Notary Public

(Notary Seal)



Sarah M. Wengerd
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6-27-29



DeSoto County
Board of County Commissioners
Development Department-Planning & Zoning
201 E. Oak Street, Suite 204, Arcadia, FL 34266
Office: 863-993-4806
www.desotobocc.com

RECEIVED

For Official Use Only:	SEP 17 2025
AP#	Accepted By: _____
Date Received: _____	

CERTIFIED LOT SPLIT APPLICATION

Certified Lots shall mean any division of land that splits unplatted land from the parent parcel, or Lot of Record to create parcels of land that meet the minimum dimensional requirements of the zoning district as of May 27, 2025, and are consistent with the LDR and Comprehensive Plan.

1. Property Owner M. Lewis Hall, III, as Trustee of the M. Lewis Hall, III U/A dated March 23, 2015
Address 8637 SE Bull Road, Arcadia, FL zip 34266
Phone 941-321-7734 email address lhall@williams Parker.com

2. Agent/Applicant if different than property owner (**property owner must sign application or an authorization form**)
N/A
Address _____ zip _____
Phone _____ email address _____

3. Surveyor John M. Clyatt, PSM
Address P.O. Box 780, Bartow, FL zip 33831
Phone 863-670-9600 email address jclyatt@301South.net

NOTE: If the applicant/owner is a corporation, trust, LLC, Professional Association or similar type of organization, please provide documentation from the corporation, trust, etc., indicating that you have the authority to execute this affidavit on behalf of said organization.

Subject property address: 8134 SE Hall Drive, Arcadia, Florida 34266

Subject property Parcel ID number(s): 08-39-26-0000-0010-0000

Existing improvements: None

Property Acreage: 11.86 Zoning District: A-10 Future Land Use Designation: Rural/agriculture

Adjacent Zoning/FLU: North: A 10 / Rural East: A 10 / / Rural
South: A 10 / Rural West: A 10 / Rural
A 5

Qualifications for a Certified Lot Split.

- (1) Certified Lots shall mean any division of land that splits unplatted land from the parent parcel or Lot of Record to create parcels of land (maximum of two) that meet the minimum dimensional requirements of the zoning district as of May 27, 2025, and are consistent with the LDR and Comprehensive Plan. The remainder of the parent parcel must also meet the minimum LDR and Comprehensive Plan standards.
- (2) Each Certified Lot shall be buildable per the current zoning of the proposed parcel(s) and have existing access to a public or private street constructed in conformance with the DeSoto County or State of Florida Engineering Standards or is listed in the official inventory of County maintained streets. The County Engineer may require shared driveways for these lots.
- (3) It does not involve the establishment of a new street. Creation of a new public or private street shall require a Major Subdivision as set forth in Division 3 of this Article.
- (4) The land proposed to be split is not within an existing recorded or unrecorded platted subdivision, nor can the lot be a part of previously subdivided land, pursuant to the procedures set forth herein.
- (5) Properties that are located within the Conservation Overlay Future Land Use Category of the Comprehensive Plan, shall meet the standards of said overlay, and all State permitting requirements.

Certified Lot Split Application Checklist		
An accurately completed application and ALL items on the checklist are required. If the submittal does not include ALL documents, the application will be considered incomplete and returned to the applicant.		APPLICANT
		STAFF
1. Completed Application	Yes	✓
2. Application Fee - \$200	Yes	
3. Affidavit of Ownership/Agent Authorization Form (if applicable)	N/A	—
4. Copy of Property Deed. If the applicant does not own the property, notarized written consent from the owner is required.	Yes	✓
5. Copy of the official Property Appraiser's map showing the subject property and all properties within 200 feet. (Available on DeSoto County Property Appraiser website).	Yes	✓
6. Title Opinion of an attorney at law licensed in Florida or a property information report. Description in Title Opinion and/or information report must match description on the survey.	Yes	✓
7. Certified Boundary Survey (signed & sealed) and Legal Description(s) created within 1-year of application. * The survey must be titled, ' Boundary Survey for Certified Lot Split ' and include the following, or a note that states why the item is not applicable: i. North Arrow, Scale, Legend, Key Map, and Legal Description(s); ii. Dimensions of the proposed parcel(s) and all property lines, and the lot area for each parcel, including permanent reference monuments (PRMs); iii. All structures located within 50' of new lot lines; iv. Existing onsite and contiguous driveways, well/septic, and public utilities; v. Existing easements, platted and maintained rights-of-way within and contiguous to proposed certified lots or a note stating that none exist.	Yes	✓

One paper copy (Survey 24" x 36" & Documents 8 1/2" x 11") and a digital copy (on a flash drive) shall be provided for all items listed on the checklist for the initial submittal. Resubmittals shall contain all requested items in the same format. Each digital document must be scanned as a separate pdf document (application, legal description, easements, plans, etc.)

*Additional survey information may be requested to confirm that the remainder of the parent parcel complies with the LDR and Comprehensive Plan.

PROCESS	TIMING
Completeness Review	Up to 5 business days
Approval Letter Delivered	Within 5 business days of all comments being addressed

Once the approval letter has been issued, you must take the approval letter along with the signed and sealed survey to the Clerk of Courts for recording (due to the poor image quality, the documents must be physically taken to the Clerk of Courts, not e-filed). Once recorded you must bring the original recorded documents to our office for us to scan.

AGENT AUTHORIZATION

This is to certify that I am the owner, or the owner's duly authorized agent, of the property identified herein and all information files herewith is true and accurate to the best of my knowledge and belief. I understand that failure to submit a complete application will be cause for not accepting and returning the application for completion per LDR sec. 20-1345(c) (2)

NOTE: An Affidavit of Ownership/Agent Authorization form must be completed if an agent is used.

M. Lewis Hall, III, Trustee *M. Lewis Hall, III, Trustee* *9/16/2025*
 Signature of Property Owner/Agent Printed Name of Property Owner/Agent Date
 M. Lewis Hall, III, as Trustee of the M. Lewis Hall, III, Trust U/A dated March 23, 2015

Signature of Property Owner/Agent	Printed Name of Property Owner/Agent	Date
-----------------------------------	--------------------------------------	------

State of Florida
 County of ~~DeSoto~~ Sarasota

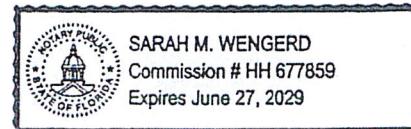
The foregoing instrument was subscribed and sworn (or affirmed) before me via [] physical presence OR [] online notarizations, this 16th day of September, 2025

by M. Lewis Hall, III, who is personally known to me [] or showed identification [].

Type of Identification shown if applicable: _____.

Sarah M. Wengerd
 Public Notary-State of Florida

SEAL



CONSIDERATION \$ 10.00

DOC TAX \$ 0.70

RECORD \$ 39.50

PARCEL ID NO.

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: M. Lewis Hall, III

QUITCLAIM DEED

This Indenture, made August 11th, 2025, by and between Don Thomas Hall, individually and as Co-Trustee and M. Lewis Hall, III, individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015, hereinafter referred to as Grantors, whose post office address is 8134 SE Hall Drive, Arcadia, Florida 34266 and M. Lewis Hall, III as Trustee of the M. Lewis Hall, III. Trust U/A dated March 23, 2015, hereinafter referred to as Grantee, whose post office address is 8637 SE Bull Road, Arcadia, Florida 34266.

Witnesseth: Grantors, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, do hereby release, remise and quitclaim to Grantee any and all of the right, title and interest of Grantors in and to the following described property situate in Desoto County, Florida:

A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7; thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence continuing North 89°28'53": West along said south line, a distance of 760.00 feet; thence departing said south line, North 00°31'07" East, a distance of 573.16 feet; thence North 02°11'39" West a distance of 226.87 feet to a point on the south line of a 60 feet wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance of 300.00 feet; thence South 10°34'08" East a distance of 101.78 feet; thence South 20°49'47" East a distance of 175.60 feet; thence South 89°28'53" East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 00°31'07" West, a distance of 573.16 feet to the Point of Beginning.

Containing 11.86 acres.

Grantors certify, warrant, and covenant that neither Grantors nor any beneficiary of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015, or The Muriel F. Hall Trust Agreement dated July 23, 2015, reside on the above-described property or any property adjacent thereto and the above described property does not constitute any part of the Grantors' homestead under the laws of the State of Florida.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes.

As used herein, the terms "Grantors" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantors have signed and sealed this deed the date above written.

WITNESSES:

Mark Silverio
Witness Name: Mark Silverio

Witness Address: 255 8th Street
South Naples, FL 34102

Don Thomas Hall

Don Thomas Hall, individually
and as Co-Trustee of The M.
Lewis Hall, Jr. Trust Agreement
dated July 23, 2015 and The
Muriel F. Hall Trust Agreement
dated July 23, 2015

Mercedes Flores
Witness Name: Mercedes Flores

Witness Address: 255 8th Street
South Naples, FL 34102

ADDITIONAL SIGNATURES ON NEXT PAGE

Jennifer L. Hauck-Dynda
Witness Name: Jennifer L. Hauck-Dynda

Witness Address: 50 Central Ave., 8th Floor
Sarasota, FL 34236

M. Lewis Hall

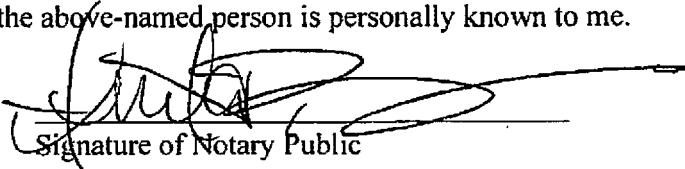
M. Lewis Hall, III, individually
and as Co-Trustee of The M.
Lewis Hall, Jr. Trust Agreement
dated July 23, 2015 and The
Muriel F. Hall Trust Agreement
dated July 23, 2015

Sarah M. Wengerd
Witness Name: Sarah M. Wengerd
Witness Address: 2218 Arden DRIVE
Sarasota, FL 34232

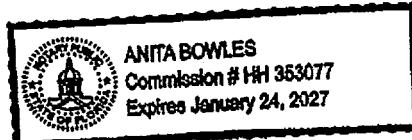
STATE OF FLORIDA

COUNTY OF DESOTO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of July 2025 by Don Thomas Hall, Individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.


Signature of Notary Public

(Notary Seal)



Anita Bowles
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 1/24/27.

ADDITIONAL NOTARY ACKNOWLEDGEMENT ON NEXT PAGE

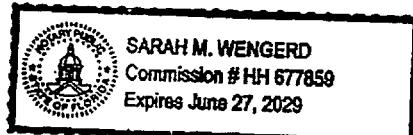
STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of August 2025 by M. Lewis Hall, III, Individually and as Co-Trustee of The M. Lewis Hall, Jr. Trust Agreement dated July 23, 2015 and The Muriel F. Hall Trust Agreement dated July 23, 2015, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

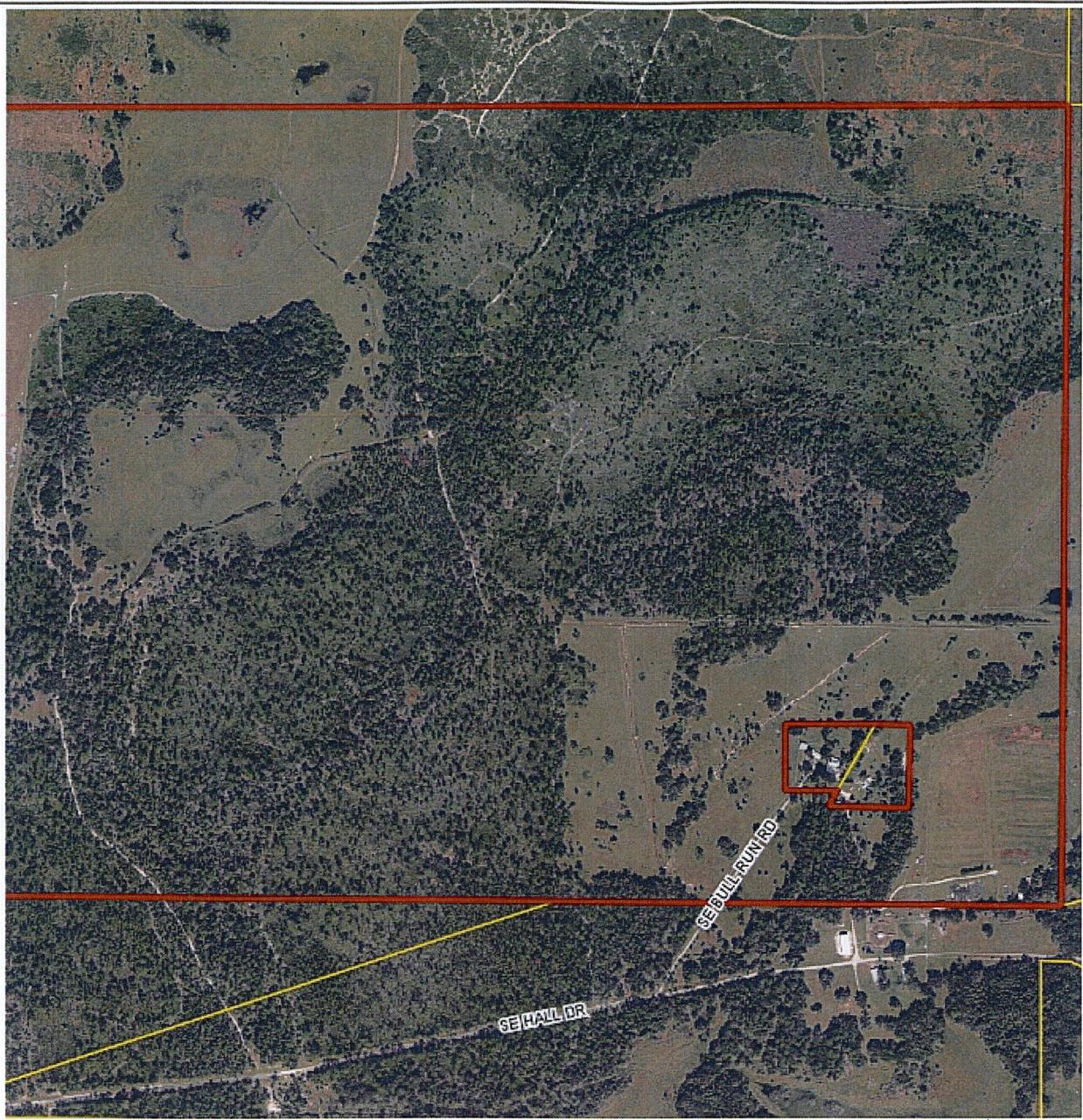
Sarah M. Wengerd
Signature of Notary Public

(Notary Seal)



Sarah M. Wengerd
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 6-27-29



0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1 mi

DeSoto County Property Appraiser

David A. Williams, CFA | Arcadia, Florida | 863-993-4866

PARCEL: 07-39-26-0000-0022-0000 (22217) PASTURELAND 4 (6300) 569.37 AC		NOTES:	DeSoto County, FL
N1/2 & N 9/16 OF S1/2 LESS & EXCEPT BEG NE COR OF SE1/4 TH S 89D59M45S W ALG N LI SAID TRACT 660.03 FT TH S 29D41M27S W 663.66 FT TO POB TH CONT SAME			
HALL M LEWIS III TR & Owner: HALL DON T 115 E OAK ST STE 201 ARCADIA, FL 34266 Site: SE BULL RUN RD, ARCADIA Sales Info: 6/11/2015 \$100 V (U)	2024 Certified Values Mkt Lnd \$0 Appraised \$72,880 Ag Lnd \$65,850 Assessed \$72,880 Bldg \$0 Exempt \$25,425 XFOB \$7,030 Total county:\$47,455 Just \$2,569,195 Taxable other:\$47,455 school:\$47,455		

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/14/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

ATTORNEYS' TITLE FUND SERVICES, INC.

Sarasota
(800) 336-3863

Williams Parker Harrison Dietz & Getzen, PLLC
50 Central Ave, 8th Floor
Sarasota, FL 34236

Date: September 11, 2025
Fund File Number: 1675319
County: DeSoto
Reference: MLH Ranch Property

Dear Fund Member:

We have examined title to the property described in Schedule A attached and prepared these schedules to be used exclusively for the purpose of issuing a commitment or policy of title insurance underwritten by Old Republic National Title Insurance Company.

Please review the schedules before signing and inserting in a 2021 ALTA Commitment (C21) jacket. Subject to your agency authorization, you must:

- A. Add additional requirements and/or exceptions to Schedule B that you find necessary from your analysis of the present transactions.
- B. Evaluate Schedule A and B and issue endorsements as may be appropriate, deleting or modifying the Schedules.
- C. Obtain a 2021 ALTA Commitment (C21) jacket, which must be included with Schedules A & B of the 2021 ALTA Commitment.

Fund Members may download and print the 2021 ALTA Commitment (C21) jacket by [clicking here](#).

External software providers are currently working to update to the 2021 ALTA forms. DoubleTime and ClosingVue allows users to obtain C21 jackets and 2021 ALTA forms electronically in the most current version of the software. You may upgrade for free by going to www.thefund.com/dt. Please contact support@thefund.com with questions.

Our examination of title reflects only those matters recorded in the Official Records Books. You are responsible for such other off-record examinations and checks as you may find necessary pursuant to underwriting procedures. When the interest you are insuring is a personal property interest (such as a mortgage, a leasehold or cooperative interest), a federal tax lien search of the Secretary of State's records may be required. See Fund Title Note 30.02.08.

Where the amount of insurance is \$4 million or under, a 20-year judgment and lien search was not performed on the proposed insured purchaser if a mortgage is not associated with the purchase or if the mortgage appears to be 100% purchase money in nature.

The Fund appreciates this opportunity to be of service. Please contact us if you have any questions.

Sincerely,

Attorneys' Title Fund Services, Inc.
Peggy Frook, Senior Examiner
PFrook@TheFund.com

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment Number: 1675319	Revision Number: None	Issuing Office File Number: MLH Ranch Property	Issuing Agent: 17001
Property Address: FL	Loan ID Number: None	Issuing Office's ALTA Registry ID: None	Issuing Office: Williams Parker Harrison Dietz & Getzen, PLLC

SCHEDULE A

1. Commitment Date: **August 11, 2025 at 11:00 PM**
2. Policy to be issued:
a. **OWNER'S: 2021 ALTA® Owner's Policy with Florida Modifications** Proposed Amount of Insurance:
\$60,000.00
Proposed Insured:
The estate or interest to be insured: **Fee Simple**
- b. **MORTGAGEE:**
Proposed Insured:
The estate or interest to be insured:
- c. **MORTGAGEE:**
Proposed Insured:
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)* **FEE SIMPLE**
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)* **M. LEWIS HALL, III, as Trustee of the M. LEWIS HALL, III. TRUST U/A dated March 23, 2015** and, as disclosed in the Public Records, has been since *(Date)* **August 11, 2025**
5. The Land is described as follows: **See Exhibit A**

Old Republic National Title Insurance Company
1408 Westshore Blvd, Suite 900, Tampa, Florida, 33607, (612) 371-1111

AUTHORIZED SIGNATORY
Williams Parker Harrison Dietz & Getzen, PLLC
17001

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: **MLH Ranch Property**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. N/A
5. A search commencing with the effective date of this commitment must be performed at or shortly prior to the closing of this transaction. If this search reveals a title defect or other objectionable matters, an endorsement will be issued requiring that this defect or objection be cleared on or before closing.
6. Record satisfactory proof of the death of M. Lewis Hall, Jr., deceased.
7. Proof of proper estate tax clearances must be recorded with respect to the Estate of M. Lewis Hall, Jr., deceased.
8. Record satisfactory proof of the death of Muriel F. Hall, deceased.
9. Proof of proper estate tax clearances must be recorded with respect to the Estate of Muriel F. Hall, deceased.
10. Record evidence the Land insured herein was not the homestead of M. Lewis Hall, Jr. or Muriel F. Hall.
11. Recording of Certification of Trust confirming the information as required by Sec. 736.1017(1), F.S., containing the confirmatory statement under Sec. 736.1017(3) (as to the M. Lewis Hall, Jr. Trust Agreement).
12. Recording of Certification of Trust confirming the information as required by Sec. 736.1017(1), F.S., containing the confirmatory statement under Sec. 736.1017(3) (as to the Muriel F. Hall Trust Agreement).
13. No open mortgage(s) were found of record. Agent should confirm with the owner that the property is free and clear.
14. The Property Appraiser reflects that the property is vacant/unimproved. Fund Member must independently verify that the person represented to be the seller is the true owner of the property to be insured.

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**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)**

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-I

Issuing Office File Number: MLH Ranch Property

15. FOR INFORMATIONAL PURPOSES ONLY, if the Title Agent has a direct or indirect interest in the transaction, written authorization to issue a commitment/policy should be obtained from The Fund's Legal Department (800-432-9594, ext. 7501) in accordance with the Agreement for Appointment of Policy Issuing Agent for Old Republic National Title Insurance Company.
16. NOTE: Taxes for the year 2024 have been paid on Account Number 08-39-26-0000-0010-0000, the gross amount being \$3,544.44.

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AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: **MLH Ranch Property**

EXCEPTIONS FROM COVERAGE

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. a. General or special taxes and assessments required to be paid in the year **2025** and subsequent years.
b. Rights or claims of parties in possession not recorded in the Public Records.
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
d. Easements or claims of easements not recorded in the Public Records.
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
5. Oil, gas, mineral, or other reservations as set forth in deed by E.N. Belcher and Mamie Belcher recorded in Deed Book **251, Page 178**, Public Records of DeSoto County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
6. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 1, 2025, in the Official Records as Instrument Number 202514002281, Public Records of DeSoto County, Florida.

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**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)**

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule B-II

Issuing Office File Number: MLH Ranch Property

7. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 20, 2025, in the Official Records as Instrument Number 202514003873, Public Records of DeSoto County, Florida.
8. Rights of the lessees under unrecorded leases.
9. Any outstanding interests or liens of which no notice has been filed among the official records of DeSoto County, Florida.

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**AMERICAN LAND TITLE ASSOCIATION
COMMITMENT
(With Florida Modifications)**

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Exhibit A

Commitment Number:

1675319

Issuing Office File Number:

MLH Ranch Property

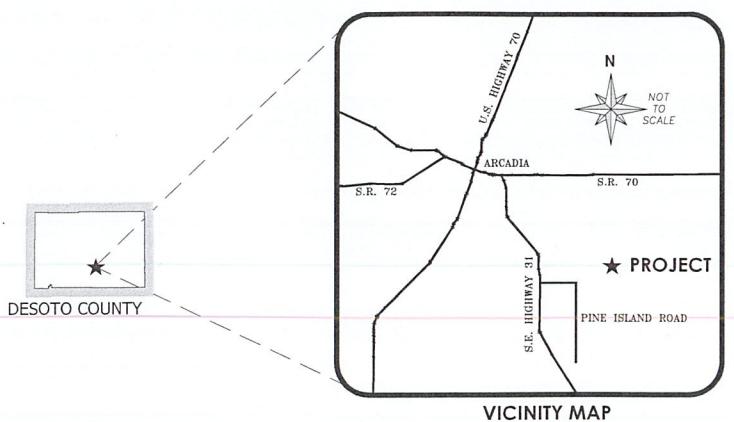
A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7; thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence continuing North 89°28'53": West along said south line, a distance of 760.00 feet; thence departing said south line, North 00°31'07" East, a distance of 573.16 feet; thence North 02°11'39" West a distance of 226.87 feet to a point on the south line of a 60 feet wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance of 300.00 feet; thence South 10°34'08" East a distance of 101.78 feet; thence South 20°49'47" East a distance of 175.60 feet; thence South 89°28'53"East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 00°31'07" West, a distance of 573.16 feet to the Point of Beginning.

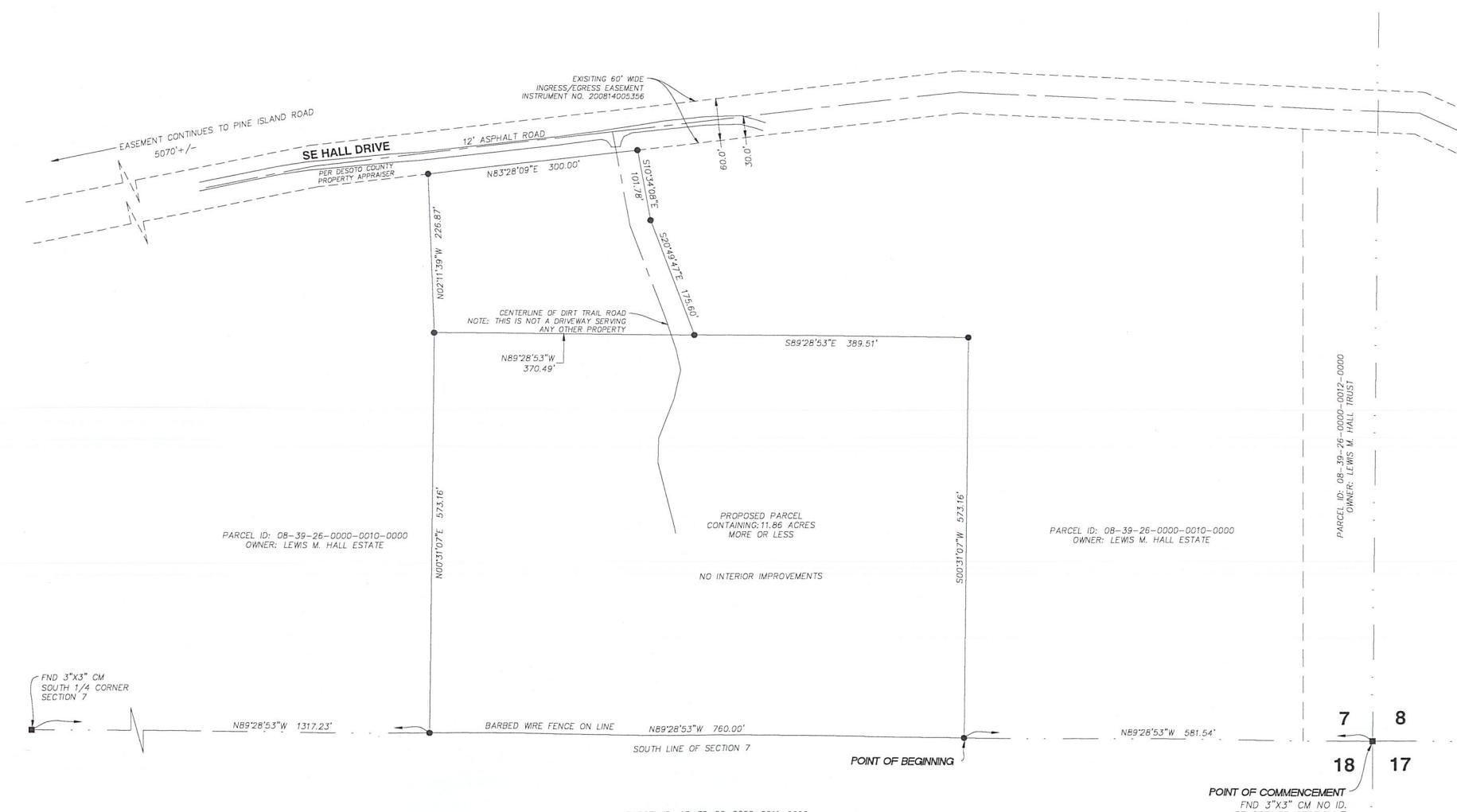
This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

BOUNDARY SURVEY FOR CERTIFIED LOT SPLIT

LYING IN SECTION 07,
TOWNSHIP 39 SOUTH, RANGE 26 EAST
DESOTO COUNTY, FLORIDA



GRAPHIC & INTENDED DISPLAY SCALE
(IN FEET)
1 inch = 100 feet.



LEGAL DESCRIPTION

A parcel of land situated in Section 7, Township 39 South, Range 26 East, DeSoto County, Florida, described as follows:

Commence at a concrete monument marking the southeast corner of said Section 7; thence North 89°28'53" West along the south line of said Section 7, a distance of 581.54 feet to the Point of Beginning; thence continuing North 89°28'53" West, a said bearing and distance to a point of 760.00 feet; thence departing said south line, North 003°10'27" East, a distance of 573.16 feet; thence North 021°39" West a distance of 226.87 feet to a point on the south line of a 60 feet wide ingress/egress easement recorded in instrument no. 200814005356 of the Public Records of DeSoto County, Florida; thence North 83°28'09" East along said south line a distance 300.00 feet; thence South 103°4'08" East a distance of 101.78 feet; thence South 204°4'47" East a distance of 175.60 feet; thence South 89°28'53" East and parallel with said south line of section 7, a distance of 389.51 feet; thence South 003°10'07" West, a distance of 573.16 feet to the Point of Beginning.

Containing 11.66 acres.

SURVEYOR'S NOTES:

1. North, the Bearings and the Coordinates shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) CORS 2011. The bearing of North, 89°28'53" West along the South line of the Section 07, Township 39 South, Range 26 East, DeSoto County, Florida as shown hereon is held as a bearing reference.
2. All measurements are in U.S. Survey Feet.
3. A Title Search was not ordered by or furnished to 30 South, LLC. Easements or encumbrances, if any, that may be made known by a Title Search are not shown on this survey.
4. The Legal description was prepared by 30 South, LLC, per client request and is based on deeds of record and is a portion of DeSoto County Property Appraiser Parcel #08-39-26-0000-0010-0000.
5. The parcel information shown hereon was taken from the DeSoto County Property Appraiser website and is shown for informational purposes only.

LEGEND

FND	FOUND
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
CM	CONCRETE MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
NO.	NUMBER
●	SET 5/8" STEEL ROD & CAP STAMPED "CORNER LB 8474"

NOTE: BASED ON THIS SURVEY DATED 7/8/2025
 1) THERE ARE NO EXISTING STRUCTURES WITHIN 50- FEET OF THE NEW PROPERTY BOUNDARIES.
 2) THERE ARE NO EXISTING ON SITE OR CONTIGUOUS DRIVEWAYS, WELLS/SEPTIC, OR PUBLIC UTILITIES.
 3) THERE ARE NO APPARENT EXISTING EASEMENTS CONTIGUOUS TO OR WITHIN THIS PARCEL EXCEPT FOR THE ACCESS EASEMENT NOTED AS SE HALL DRIVE.

BOUNDARY SURVEY

LOCATED IN SECTION 07,
TOWNSHIP 39 SOUTH, RANGE 26 EAST
DESOTO COUNTY, FLORIDA
PREPARED FOR: LEWIS HALL

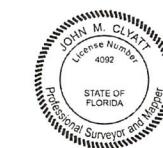
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	NO.	DATE	APPROVED	REVISION
1	8/20/2025	JMC	1	1

30 SOUTH, LLC
425 SOUTH FIRST AVENUE
BARTON, FLORIDA 33830
PHONE: (853)-800-3539
LICENSED BUSINESS NO. LB 8474
Surveying & Mapping

PROJECT No.	317
DRAWING No.	784
No. 1 OF 1	

John M Clyatt Digitally signed by
John M Clyatt

7/8/2025
JOHN M. CLYATT, R.S.M.
FLORIDA REGISTRATION No. 4092
30 SOUTH, LLC.
FLORIDA REGISTRATION No. LB 8474



2025-010 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA; AMENDING THE COUNTY'S SUBDIVISION REGULATIONS TO ALLOW THE SUBDIVISION OF LAND, SUBJECT TO CERTAIN REQUIREMENTS, THROUGH AN ADMINISTRATIVE LOT SPLIT PROCESS.

Adopted August 12, 2025

DESOTO COUNTY
ORDINANCE NO. 2025-010

AN ORDINANCE OF DESOTO COUNTY, FLORIDA, AMENDING DIVISION 2, "ADMINISTRATIVE LOT SPLITS; GENERAL EXEMPTION" OF ARTICLE III "SUBDIVISION PROCEDURES" OF CHAPTER 20 OF THE DESOTO COUNTY LAND DEVELOPMENT REGULATIONS, CONSOLIDATING THE TYPES OF ADMINISTRATIVE LOT SPLITS AVAILABLE FOR APPROVAL, ALLOWING CERTIFIED LOT SPLITS IN THE RM (RESIDENTIAL MIXED), RMF (RESIDENTIAL MULTIFAMILY), AND RMF-M (RESIDENTIAL MULTIFAMILY MIXED) ZONING DISTRICTS, CLARIFYING THE DETERMINATION OF MINIMUM LOT AREA FOR PURPOSES OF IMPLEMENTING ADMINISTRATIVE LOT SPLITS, AND CLARIFYING APPLICATION REQUIREMENTS; AMENDING SECTION 20-1650 OF ARTICLE XII "DEFINITIONS" TO ELIMINATE OR MODIFY DEFINED TERMS TO REFLECT THESE AMENDMENTS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 27, 2025, the DeSoto County (the "County") Board of County Commissioners adopted Ordinance No. 2025-007 (the "Ordinance"), amending the County's subdivision regulations to allow the subdivision of land, subject to certain requirements, through an administrative lot split process; and

WHEREAS, the Ordinance provided for two (2) distinct types of administrative lot splits: (a) Certified Agricultural Lots and (b) Certified Residential Lots; and

WHEREAS, following adoption of the aforementioned Ordinance, it became apparent through the processing of applications and implementation of the Ordinance that the regulations require further simplification and clarification; and

WHEREAS, the recently adopted Ordinance provides that wetlands cannot be considered when determining compliance with the required minimum lot area for a parcel in consideration the subdivision of land, however, the County does not make determinations nor identify jurisdictional wetlands, and finds that this requirement is not necessary so long as administrative lot split approvals for property that may have wetlands are conditioned upon obtaining State permits, if required; and

WHEREAS, the recently adopted Ordinance also provides that only those properties that meet the minimum requirements of the ordinance and are located within A-

10 (Agricultural – 10), A-5 (Agricultural – 5), and RSF-1, 2,3,4 or 5 (Residential Single Family) zoning districts are eligible for administrative lot splits, however, in furtherance of allowing more property owners to avail themselves of the administrative lot split process, the proposed revisions will expand the eligible zoning districts to also include RM, RMF, and RMF-M zoning districts; and

WHEREAS, it is the intent of these proposed revisions to allow for additional properties to qualify for administrative lot splits, to simplify the process, and to clarify the application documents that will be required to process said applications.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, THAT:

Section 1. Incorporation of Recitals. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. Amendment to Article III, of Chapter 20 of the DeSoto County Code of Ordinances. Chapter 20, Article III, of the DeSoto County Code of Ordinances is hereby amended as follows:

ARTICLE III. – SUBDIVISION PROCEDURES

DIVISION 2. ADMINISTRATIVE LOT SPLITS; GENERAL EXEMPTION

Sec. 20-231. Administrative Lot Splits

(a) Desoto County authorizes two (2) types of land the divisions of land without the need for a plat under limited circumstances, to be approved administratively by the Development Director as more particularly set forth in this section. (a) Certified Agricultural Lots and (b) Certified Residential Lots.

(b) Only lands that meet the minimum requirements of this section, and are located within the following zoning districts of the LDR are eligible for an administrative lot split: A-10 (Agricultural – 10), A-5 (Agricultural – 5), and RSF-1, 2,3,4 and 5 (Residential Single Family), RM (Residential Mixed), RMF (Residential Multifamily), or RMF-M (Residential Multifamily Mixed) zoning districts.

(a)-(c) Certified Agricultural Lots. The Development Director may administratively approve the division of unplatted land from the parent parcel, or Lot of Record, or Agricultural Lot to create a Certified Agricultural Lot by means of a Certified

Boundary Survey, accompanied by an attorney opinion of title or title company certificate, and accompanied by a metes and bounds legal description rather than a plat under the following conditions. These lots are certified as buildable lots with legal access, that meet the minimum dimensional requirements of the zoning district and conditions of approval. If all requirements are met, the maximum number of lots permitted to be created are two (2) Certified Agricultural Lots created from the parent parcel, or Lot of Record, or Agricultural Lot since May 27, 2025. Creation of the third lot will require either a minor or major subdivision approval.

- (1) Certified Agricultural Lots shall mean any division of land that splits unplatted land from the parent parcel, Agricultural Lot, or Lot of Record to create parcels of land that are a minimum of 10 acres, that meet the minimum dimensional requirements of the zoning district as of May 27, 2025, located in the A 10 (Agricultural 10), A 5 (Agricultural 5), and RSF 1 (Residential Single Family 1 du/ac) zoning districts and are consistent with the LDR and Comprehensive Plan.
- (2) Each Certified Agricultural Lot shall be buildable per the current zoning of the proposed parcel(s) and have existing access to a public or private street constructed in conformance with the Desoto County or State of Florida Engineering Standards or is listed in the official inventory of County maintained streets. The County Engineer may require shared driveways for these lots.
- (23) It does not involve the establishment of a new street. Creation of a new public or private street shall require a Major Subdivision as set forth in Division 3 of this Article.
- (34) The land proposed to be split cannot be within an existing recorded or unrecorded platted subdivision, nor can the lot have been previously subdivided pursuant to the procedures set forth herein.
- (45) No land below a shoreline, or part of a wetland shall be considered when determining compliance with the required minimum lot area. Those properties that are located within the Conservation Overlay Future Land Use Category of the Comprehensive Plan, shall meet the standards of said overlay, and all State permitting requirements.
- (5) Each Certified Agricultural Lot must abut an existing public road or an existing, private road that has been constructed in conformance with the Desoto County or State of Florida Engineering Standards or is listed in the official inventory of County maintained streets and must connect to a publicly maintained right of way.

(6) In requesting the administrative approval, the applicant shall provide the following items:

(i) Copy of the deed to the property. If the applicant does not own the property, they must obtain written consent from the owner, including a notarized signature, authorizing them to make the application.

(ii) Copy of the official property appraiser's map indicating the subject property and all other properties within 200 feet.

(iii) Certified Boundary Survey accompanied by an attorney opinion of title or title company certificate, and legal description created within 1-year of application. The Certified Boundary Survey shall include permanent reference monuments (P.R.M.s) for the proposed lot corners and a legal description of the proposed lots, created within 1-year of the administrative lot split application. Moreover, the P.R.M.s must meet the minimum requirements of Chapter 177, Florida Statutes.

(iv) Applicable fee as established by resolution of the Board of County Commissioners.

(7) Once approved by the Development Director, the approval letter, accompanied by the signed/sealed boundary survey, lots shall be recorded in the clerk of the court's Official Records Book for DeSoto County by the applicant within 5 business days and a certified copy of the recorded document provided to the Development Department.

(b) Certified Residential Lots. The Development Director may administratively approve the division of unplatted lots of record by means of a survey accompanied by a metes and bounds legal description rather than a plat under the following conditions. These lots are less than 10 acres, certified as buildable lots with legal access, meeting the minimum dimensional requirements of the zoning district, and limited to two (2) Certified Residential Lots created from the parent parcel, Lot of Record, or Agricultural Lot since May 27, 2025. Creation of the third lot under 10 acres will require either a minor or major subdivision approval.

(1) Located in the A-10 (Agricultural - 10), A-5 (Agricultural - 5), or RSF-1, 2, 3, 4 and 5 (Residential Single Family) zoning districts, meeting the minimum lot dimensions of the current zoning district and consistent with the Land Development Regulations and the Future Land Use Category of the Comprehensive Plan.

- (2) Does not involve the establishment of a new street. Creation of a new public or private street shall require a Major Subdivision as set forth in Division 3 of this Article.
- (3) Is not part of an existing recorded or unrecorded platted subdivision, nor has the lot have been previously subdivided pursuant to the procedures set forth herein.
- (4) No land below a shoreline, or part of a wetland shall be considered when determining compliance with the required minimum lot area.
- (5) Each lot must abut an existing public road or an existing, private road that has been constructed in conformance with the Desoto County or State of Florida Engineering Standards or is listed in the official inventory of County maintained streets and must connect to a publicly maintained right of way.
- (6) In requesting the administrative approval, the applicant shall provide the following items:
 - (i) Copy of the deed to the property. If the applicant does not own the property, they must obtain written consent from the owner, including a notarized signature, authorizing them to make the application.
 - (ii) Copy of the official property appraiser's map indicating the subject property and all other properties within 200 feet.
 - (iii) Certified survey and legal description created within 1 year of the application.
 - (iv) Applicable fee as established by resolution of the Board of County Commissioners.
- (7) Once approved by the Development Director, the lots shall be recorded in the Clerk of the Court's Official Records for DeSoto County by the applicant within 5 business days and a copy of the recorded document provided to the Development Director.

Section 4. Amendment to Section 20-1650 of Article XII, of Chapter 20 of the DeSoto County Code of Ordinances. Chapter 20, Article XII, of the DeSoto County Code of Ordinances is hereby amended as follows:

Sec. 20-1650. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Agricultural Lot(s) shall have the same meaning as set forth in Sec. 20-232.~~

~~Certified Agricultural Lot (s) shall have the same meaning as set forth in Sec. 20-231.~~

~~Certified Residential Lot(s) shall have the same meaning as set forth in Sec. 20-231.~~

Section 5. Repealer. All ordinances, or parts of ordinances, in conflict herewith be, and the same, are hereby repealed.

Section 6. Severability. If any section, subsection, clause, or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

Section 7. Inclusion in the Code. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Code of Ordinances of DeSoto County, Florida ; that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word, as required.

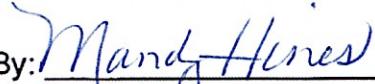
Section 8. Effective Date. This Ordinance will become effective as provided by law.

DULY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA, this 12th day of August, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF DESOTO COUNTY, FLORIDA

By:


Mandy Hines
County Administrator

By:


J.C. Deriso, Chairman
Board of County Commissioners

APPROVED AS TO LEGAL FORM

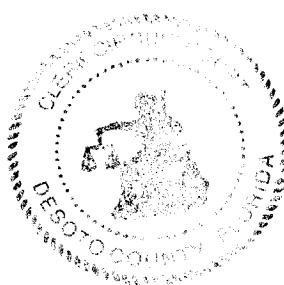
By: _____

Valerie Vicente
County Attorney

DOC TAX \$
RECORD \$

Prepared by and return to:

M. Lewis Hall, III, Esquire
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800



Inst:200814005356 Date:5/29/2008 Time:10:56 AM
Doc Stamp-Deed:0.70
15 DC, Mitzie McGavic, Desoto County Page 1 of 2

WARRANTY DEED

This Indenture, made March 3, 2008, by and between M. Lewis Hall, Jr. joined by his wife Muriel F. Hall, hereinafter referred to as Grantor, whose post office address is 2907 Alhambra Circle, Coral Gables, Florida, and M. Lewis Hall, III, hereinafter referred to as Grantee, whose post office address is 1410 Ladue Lane, Sarasota, Florida.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Desoto County, Florida:

A parcel of land lying in Sections 7 and 8, Township 39 South, Range 26 East, Desoto County, Florida; described as follows: Begin at the SW corner of said Section 8, for point of beginning, Thence S 89°32'00" E along the South line of said Section 8, 439.29 Feet; Thence N 00°00'00" E, 697.86 Feet; Thence N 65°13'23" W, 417.45 Feet; Thence N 87°12'25" W, 159.35 Feet; Thence S 00°00'00" W, 874.79 Feet to a point on the South line of said Section 7, Thence S 89°23'25" E along the South line of said Section 7, 98.92 Feet to point of beginning.

Together with and subject to a 60.00 Foot Easement described as follows: A 60.00 Foot wide Easement lying 30.00 Feet on both sides of the following described centerline: Begin at the SW corner of Section 7, Township 39 South, Range 26 East, Desoto County, Florida for a point of beginning, Thence N 83°15'44" E, 2012.95 Feet; Thence N 78°25'13" E, 2600.64 Feet; Thence N 83°33'54" E, 924.45 Feet; Thence S 87°12'25" E, 655.71 Feet; Thence S 65°13'23" E, 409.43 Feet to a point of termination.

Subject to reservations, restrictions and easements of record and taxes for 2008 and subsequent years.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully

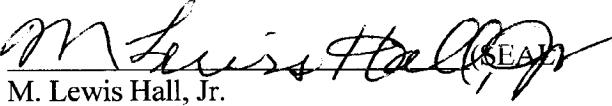
seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES:



Signature of Witness



M. Lewis Hall, Jr. (SEAL)

Maria E Quintanilla
Print Name of Witness

Frances Mary LaPointe Muriel F. Hall (SEAL)

Signature of Witness Muriel F. Hall

Frances Mary LaPointe
Print Name of Witness

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 31st day of March, 2008, by M. Lewis Hall, Jr. and Muriel F. Hall, who are personally known to me or who have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)

Frances Mary LaPointe

Signature of Notary Public
Frances Mary LaPointe

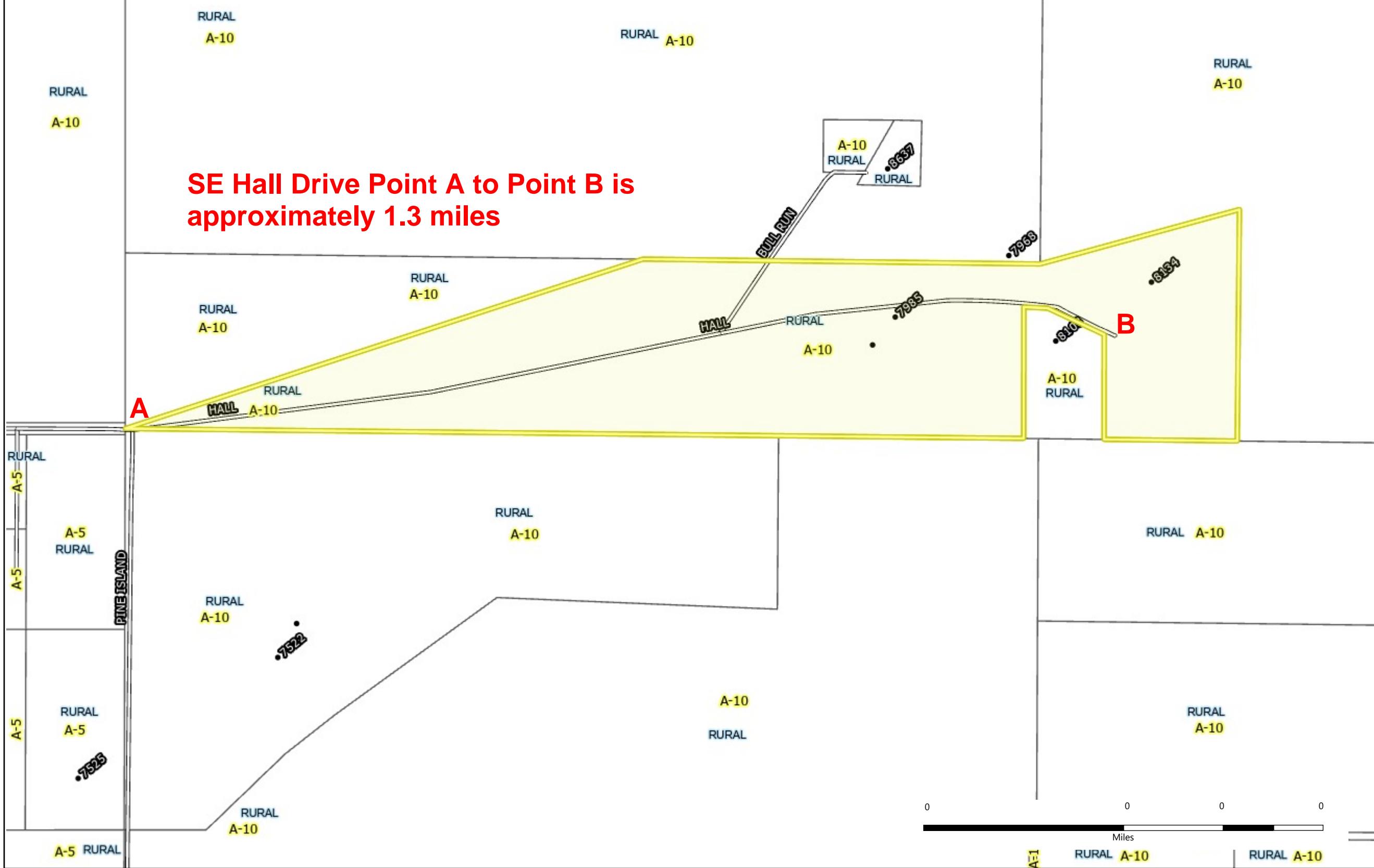
Print Name of Notary Public

I am a Notary Public of the State of Florida
and my commission expires on _____.

845366_1.doc



EXHIBIT F



January 21, 2026

Prepared By

HORNER SHIFRIN

google.com

8134 SE Hall Rd

Pine Island St
Arcadia, Florida

Aug 2023 See more dates

Share

8134 SE Hall Rd

Directions Save Nearby Send to phone Share

8134 SE Hall Rd, Arcadia, FL 34266

37V2+JH Arcadia, Florida

Suggest an edit on 8134 SE Hall Rd

Add a missing place

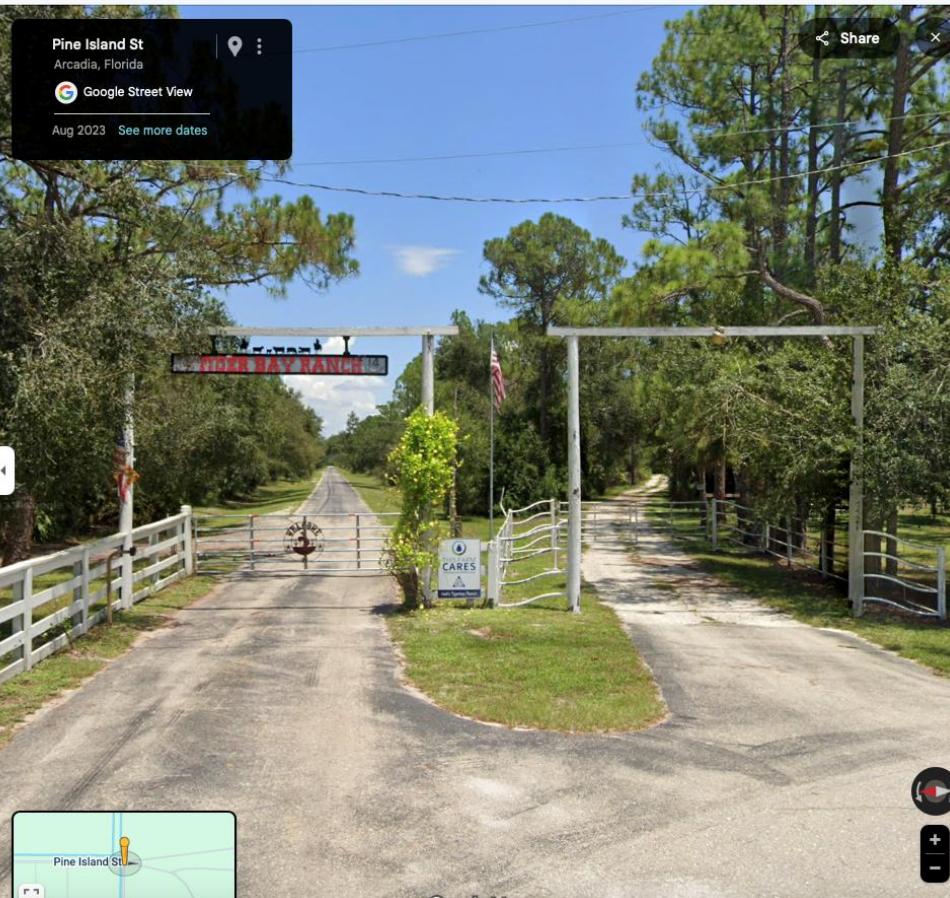
Add your business

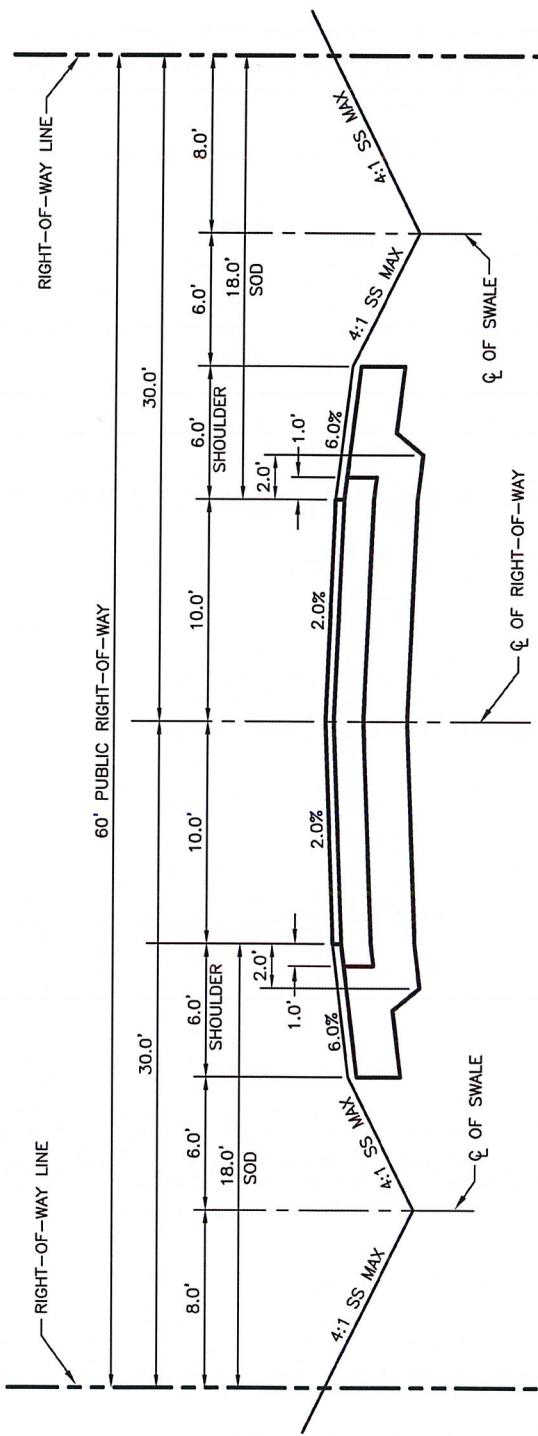
Add a label

Your Maps activity

Pine Island St

Google Maps



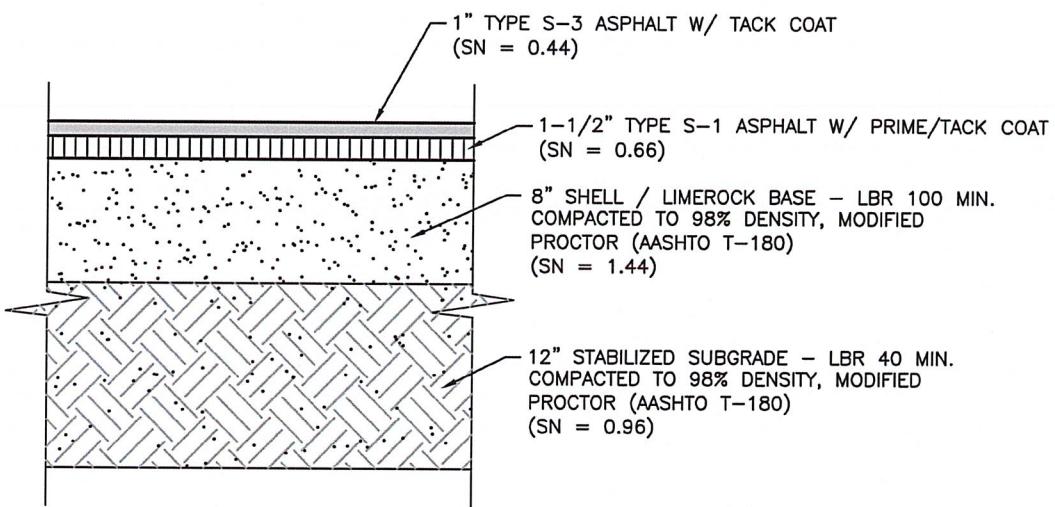


NOTE:

Sub-grade, stabilized shoulder, shell or limerock base course, prime coat application and asphaltic concrete surface course along with the structural number of the pavement section shall conform to details D-17A through D-17F.

 <p>DESOTO COUNTY DEVELOPMENT DEPARTMENT ENGINEERING DIVISION 201 EAST OAK STREET, SUITE 204 ARCADIA, FLORIDA 34266 OFFICE: 863-491-6165 FAX: 863-491-6163</p>		<p>60' PUBLIC RIGHT-OF-WAY (OPEN DRAINAGE)</p>	<p>SCALE: NOT TO SCALE REVISION DATE: 3-24-16</p>	<p>DETAIL D-3A</p>
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PAVEMENT SECTION NO. 3

STRUCTURAL NO. = 3.50

MINIMUM STANDARD FOR PUBLIC ROADWAY & ASPHALT DRIVEWAY
WITHIN THE PUBLIC RIGHT-OF-WAY & MODERATE ON-SITE TRAFFIC

NOTE:

ALTERNATE PAVEMENT DESIGNS CONFORMING
TO A STRUCTURAL NUMBER FOR THAT PAVEMENT
SECTION MAY BE APPROVED BY THE COUNTY ENGINEER.



DESOTO COUNTY
DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION
201 EAST OAK STREET, SUITE 204
ARCADIA, FLORIDA 34266
OFFICE: 863-491-6165
FAX: 863-491-6163

TYPICAL PAVEMENT SECTIONS NO. 3

DATE:	SCALE:	DETAIL
3-24-16	NOT TO SCALE	D-17C

HAAS ENGINEERING SERVICES, LLC

January 22, 2026

Mr. M. Lewis Hall, III
Williams Parker Attorneys at Law
50 Central Avenue, Eight Floor
Sarasota, Florida 34236

Re: 8134 SE Hall Drive
Arcadia, Florida

Dear Mr. Hall:

I have reviewed the DeSoto County minimum standard pavement section detail D-17C. This detail is for public roadways and driveways within the public right of way and of moderate on-site traffic. This standard requires a pavement structural number of 3.50.

I have also reviewed the pavement coring report prepared by Lomski Engineering at two locations along Hall Drive. This report shows that the structural numbers of the existing pavement are 3.72 and 3.68 in these two locations.

Based on the above coring report, the pavement section of Hall Drive meets or exceeds the DeSoto County roadway standards.

Sincerely,

Dale Haas

Digitally signed by
Dale Haas
Date: 2026.01.22
12:14:39 -05'00'



This form has been digitally signed and sealed by

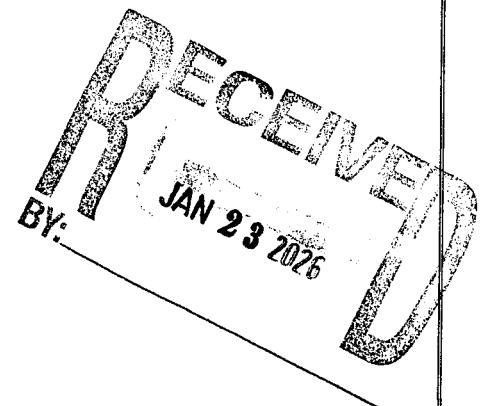
Dale A. Haas, P.E. on the date indicated in the seal.

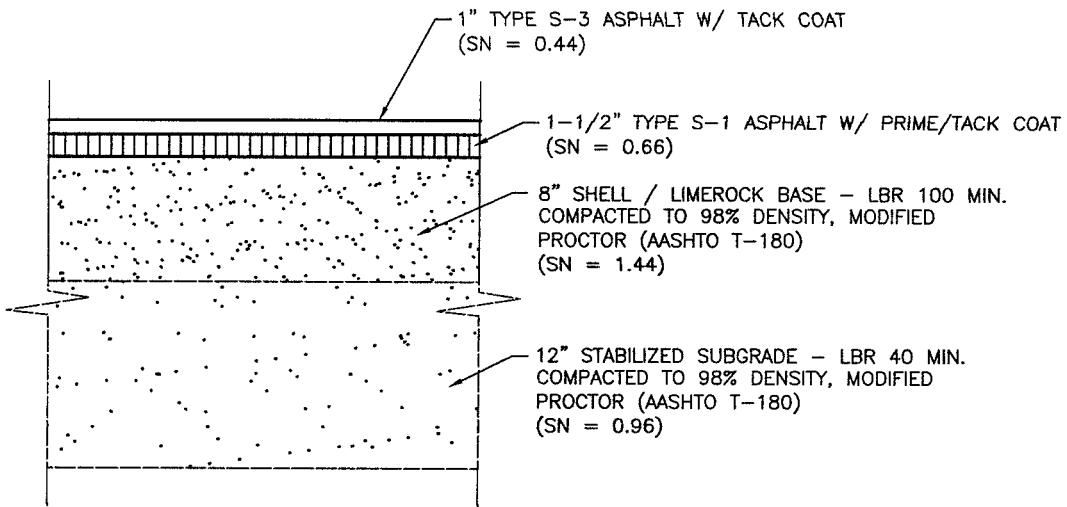
Signature may be verified on any electronic device.

Dale A. Haas, P.E.

Enclosures: DeSoto County Detail D-17C
Lomski Engineering Report

4731 CAPRI AVENUE, SARASOTA, FLORIDA 34235





PAVEMENT SECTION NO. 3

STRUCTURAL NO. = 3.50
 MINIMUM STANDARD FOR PUBLIC ROADWAY & ASPHALT DRIVEWAY
 WITHIN THE PUBLIC RIGHT-OF-WAY & MODERATE ON-SITE TRAFFIC

NOTE:

ALTERNATE PAVEMENT DESIGNS CONFORMING
 TO A STRUCTURAL NUMBER FOR THAT PAVEMENT
 SECTION MAY BE APPROVED BY THE COUNTY ENGINEER.



DESO TO COUNTY
 DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION
 201 EAST OAK STREET, SUITE 204
 ARCADIA, FLORIDA 34266
 OFFICE: 863-491-6165
 FAX: 863-491-6163

TYPICAL PAVEMENT SECTIONS NO. 3

DATE:	SCALE:	DETAIL
3-24-16	NOT TO SCALE	D-17C

January 16, 2026

Mr. Miles Hall
 203 S. Jackson Rd
 Venice, FL 34292

RE: Arcadia Pavement Cores
LET Project #25-2011

Dear Mr. Hall:

Pursuant to your authorization, Lomski Engineering & Testing, Inc. has performed materials testing at the site referenced above.

The purpose of this study was to obtain information on the existing pavement section conditions along the proposed project route in order to obtain data to support the intended design and to base engineering evaluations in the following areas:

1. Existing pavement section identification and exploration of subgrade conditions.
2. Existing pavement sections structural coefficient determination.

For detailed information pertaining to each individual test and test location, please see the table below.

PINE ISLAND STREET ARCADIA - PAVEMENT STRUCTURAL ANALYSIS								
Core No.	Core Location	Existing Pavement Section						
		Asphalt Thickness (inch)	Structural Value per inch	Base Thickness (Inch)	Structural Value per inch	Subgrade Thickness (inch)	Structural Value per inch	Existing Structural Value
1	East Side of Box Culvert	3.000	1.32	8.000	1.44	12.000	0.96	3.72
2	West Side of Box Culvert	2.500	1.10	9.000	1.62	12.000	0.96	3.68

1.0) Asphalt Layer Coefficient assumed - Type S: 0.44/inch (Original Condition). Flexible Pavement Design Manual, Table 7.1.
 2.0) Base Layer Coefficient assumed 0.18/inch. Flexible Pavement Design Manual, Table 5.4 - LBR 100 Base
 3.0) Subgrade Layer Coefficient assumed 0.08/inch. Assumed 12-inch depth. Flexible Pavement Design Manual, Table 5.4 (LBR 40)

If you have any questions regarding this report, or if we may be of any assistance, please do not hesitate to contact our office.

Sincerely,

Edward P. Lomski, P.E. & Testing, Inc.

