

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@williamsparker.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.

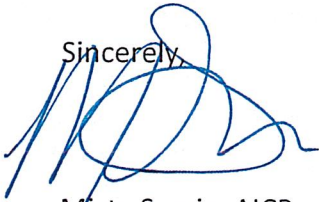
A private street can be approved with an Improvement Plan.

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,

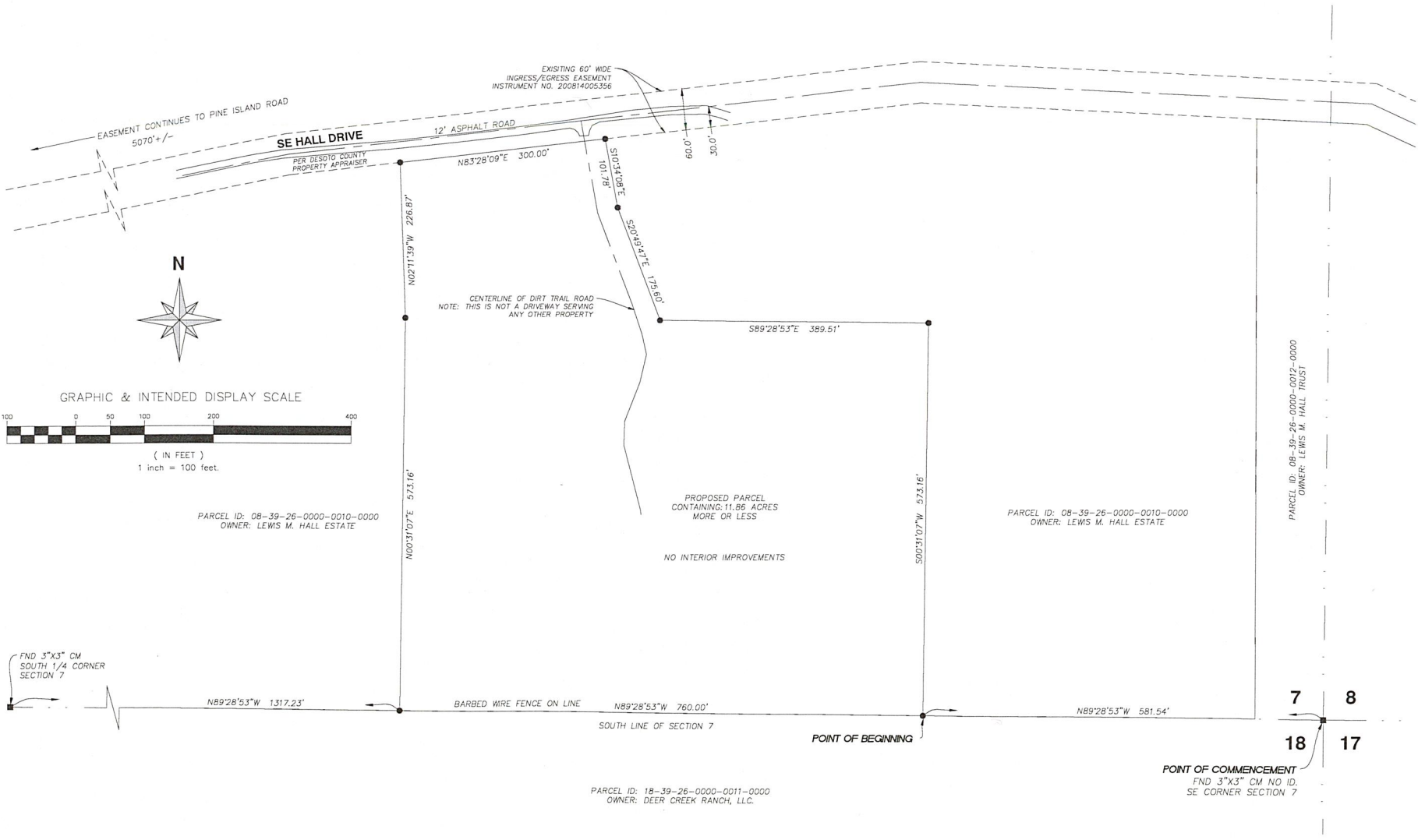
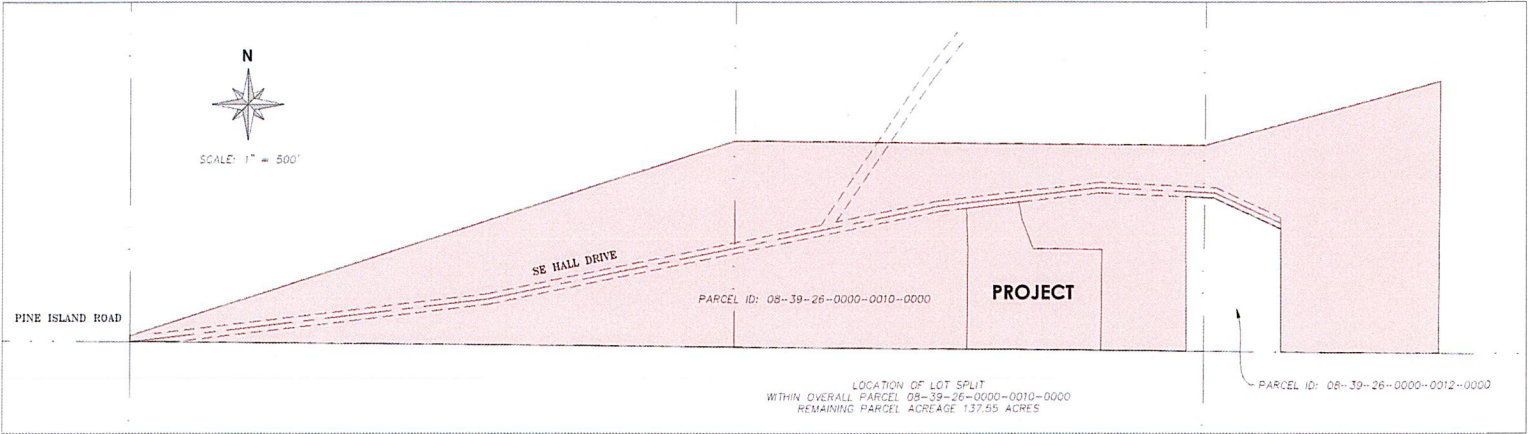
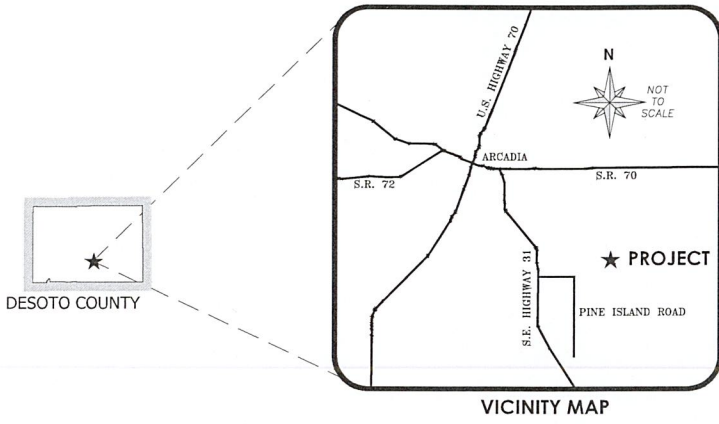


Misty Servia, AICP
Planning Director

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\"/>

SURVEYOR's NOTES

- 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\"/>
- 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.
- 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
- The parcel information shown hereon was taken from the DeSoto County Property Appraiser website and is shown for informational purposes only.
- All bearings and distances shown and corners set represent the title deed.

LEGEND

- FND FOUND
FSM PROFESSIONAL SURVEYOR & MAPPER
LB LICENSED BUSINESS
CM CONCRETE MONUMENT
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
NO. NUMBER
• SET 5/8\"/>

NOTE

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



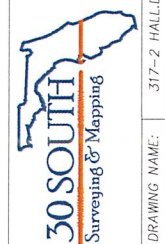
John M Clyatt Digitally signed by
John M Clyatt

7/8/2025
SURVEY DATE

JOHN M. CLYATT, P.S.M.
FLORIDA REGISTRATION No. 4092
30 SOUTH, LLC
FLORIDA REGISTRATION No. LB 8474

APPROVED	DATE	No.	OR	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JMC	7/8/25	1	18/20/25	ADDED TITLE COMMENT NOTE
JMC	9/24/25	2	9/24/25	ADD DETAIL OF LOCATION OF LOT SPLIT
JMC	10/29/25	3	10/29/25	

30 SOUTH, LLC.
425 SOUTH FIRST AVENUE
SUITE 100
PINE BLUFF, AL 36060-3539
PHONE: (863) 800-3539
LICENSED BUSINESS No. LB 8474



HORIZ. SCALE:	1"=100'
CONTOUR INTERVAL:	N/A
FIELD BOOK(S):	000
PAGE(S):	000
CHECKED BY:	JMC
DRAWN BY:	NCP

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

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